

Mitchell County Consolidated Comprehensive Plan:

Community Agenda





Community Agenda

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Mitchell County

Community Agenda



Mitchell County Vision

The community vision element of the Community Agenda reflects the county's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the county's favored development patterns.

Vision Statement

Mitchell County will improve the quality of life for all citizens through the following actions:

Continuing to improve our transportation system by:

- Supporting the road paving program
- Supporting existing transit system

Improve our local economy by:

- Identifying tracts of land for industrial development
- Expanding vocational training to increase workforce development
- Striving to provide the latest communications technology
- Diversifying our restaurant and entertainment opportunities
- Promoting tourism opportunities

Improve and expand our public facilities and services by:

- Creating a county-wide water and sewer authority
- Improving access to healthcare clinics and programs
- Coordinating with the school systems to bolster parent & student involvement in education with the goal of improving the graduation rate.

Promote and enhance our cultural opportunities by:

- Supporting the existing local arts including the Flint River Auditorium Alliance and the Flint River Arts Council

Support efforts to preserve our historic fabric by:

- Creating a genealogical library
- Fostering the development of cultural programs
- Promoting and enhancing local scenic byways
- Coordinate with the state archives to protect local historic documents



Expanding recreational opportunities by:

- Developing additional parks and trailway/greenway systems
- Developing a centralized recreational complex

Keeping Mitchell County Clean.

Community Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the county's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

U.S. Highway 19 Corridor

Description

The U.S. Highway 19 corridor is the major thoroughfare enters Mitchell County from Albany and Dougherty County to the north and Thomasville and Thomas County to the South. The road is a rural four lane divided highway that traverses the length of Mitchell County while at the same time connecting Baconton, Camilla, and Pelham. The unincorporated areas have seen little development along the corridor, particularly for residential development. The corridor is well suited to handle commercial and industrial development.



Appropriate Land Uses

The corridor is well suited to handle commercial and industrial development. Low density residential should be avoided, while high density residential should be allowed, but only near the urbanized areas and not fronting the highway. Strict landscaping design restrictions should be placed on any residential developments to keep them from being noticed from the highway.

Zoning Compatibility

- C-2 General Commercial District
- C-PUD Commercial Planned Units Development
- I Industrial
- R-PUD Residential Planned Unit Development

Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the US Highway 19 Corridor area:

- **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 the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

Implementation Strategies

- Rezone appropriate areas for commercial and Industrial uses.



Flint River Corridor

Description

The Flint River forms the border between Mitchell County and Baker County to the west. The river is considered to have three distinct sections as it flows southward through western Georgia. In its upper reaches in the red hills of the Piedmont, it flows through a deeply incised channel etched into crystalline rocks. South of its fall line near Culloden, the channel transforms to a broad, forested swampy flood plain. South of Lake Blackshear, it transforms again, flowing through a channel in limestone rock above the Upper Floridan Aquifer below southwestern Georgia and northwestern Florida. Because the river channel cuts through limestone (which is generally porous, and not much of an impediment to pollution infiltration) over the Floridan Aquifer, it is especially important to provide restrictions to protect the water quality in the river and in the aquifer beneath.

Appropriate Land Uses

The area is capable of handling farming/forestry operations with special attention paid to the amount of chemicals applied to farm fields and contour plowing to prevent erosion. Residential should be allowed but with minimum lot sizes of 1.5 acres. To help protect groundwater the minimum lot size is 1.5 acres from the Flint River to State Route 112 throughout the length of Mitchell County. Recreational uses are also allowed and should consist of light non-commercial recreational facilities involving only light structures primarily for purposes of shelter and equipment storage that are not overly intensive on the land surrounding the river. Travel trailer or camper parks could also be considered appropriate provided the proper sewerage handling facilities were available.

Zoning Compatibility

- R-1 & R-2 residential w/ minimum lot sizes of 1.5 acres
- AG Agricultural and Forestry operations
- FH Flood Hazard

Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Flint River Corridor area:

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

- Enhancements will be made to the boat launch areas which may include:
 - Connections between them if available
 - Signage along river
- Informational kiosks (historical, environmental, wildlife)
- Bird Trails with signage

Old Dixie Highway Corridor (GA 3)

Description

Georgia Highway 3 was never the most popular section of a network of roads called the Dixie Highway, but was very important to the Southwest Georgia region. Before U.S. 19 traversed the region, it was GA 3 that was the main highway. A quick look at the developments along the route shows that this highway became “Main Street” in many of the small communities in the region. Evidence of the highway in its heyday can be seen throughout the region particularly at county borders where it was common to have arches over the road or large monuments marking the crossing of borders. There is also evidence in the historic fabric of the county; many of the historic buildings are situated to face GA 3, it parallels the major railroad through the area, and in the rural areas there is still evidence of old agricultural structures present.

Appropriate Land Uses

Farming and forestry operations will continue to be the most appropriate uses of this corridor with scattered residential in the rural areas and more intensive residential near city limits. Commercial activity should be allowed on a small scale because the road is not equipped to handle the large amount of traffic generated by too much commercial and scattered large scale residential development. It should be of utmost concern to the local governments to help maintain the local historic fabric of this corridor through local regulations.

Zoning Compatibility

- AG Agricultural and Forestry operations
- R-1 & R-2 residential w/ minimum lot sizes of 1.5 acres



- R-PUD Residential Planned Unit Development where appropriate
- C-1 Community Business District (w/ design standards applied)

Quality Community Objectives Pursued

- **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 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 Strategies

- Lower the speed limit
- Bicycle signage
- Protection of historic resources particularly old signage and county boundary crossings.
- Design standards for new commercial development

Modern Residential

Description

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the county. The area is located in parts of the county experiencing a high volume of transition to residential development.

Higher development densities are allowed based on the availability of supportive infrastructure, typically at 1.5 acres per dwelling unit without access to public sewerage, which is not currently available and not anticipated in the short-term. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Open space and master planned developments are encouraged that set aside open space and retain the rural characteristics of the county. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.



Appropriate Land Uses

Residential uses at varying densities are allowed, as well as, public or institutional uses, recreational facilities, mixed-use - neighborhood-scale commercial uses may be appropriate within a master planned development.

Zoning Compatibility

- R-1 Single Family Residential District
- R-2 One, Two and Multiple Family Residential District
- R-PUD Residential Planned Unit Development
- MHP Mobile Home Park
- C-1 Community Business District

Quality Community Objectives Pursued

The Quality Community Objective's pursued in the modern residential areas of Mitchell County are:

- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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.
- **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.
- **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.

Implementation Strategies

- Change subdivision regulations to include traditional neighborhood development, conservation subdivisions, and 50 and older communities.



Prime Agricultural Land

Description

Preserving rural character and agricultural uses is the predominant theme of this area. The intent of the area is to encourage agricultural activities and discourage uses that are incompatible with agricultural operations. Residential development should be limited in the area. Agriculturally related commercial uses may be allowed provided they are situated in appropriate locations and compatible with surrounding land uses.

The intent is to provide a lower level of service to the area, in terms of transportation and infrastructure expansion in order to reduce development pressures and retain the rural qualities of the area.

Appropriate Land Uses

Appropriate uses in this area include forestry operations, all agricultural operations including livestock, dairy, and crop production, public or institutional uses, recreational facilities, limited residential and limited commercial.

Zoning Compatibility

- AG Agricultural District

Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Prime Agriculture Land area:

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



Implementation Strategies

- Continue to work with Stripling Irrigation Research Park and USDA to develop and promote best management practices of agriculture in Mitchell County.
- Develop a water resource management program to manage and protect water supply
- Develop riparian buffers along stream banks to protect them from development and help reduce the effects of erosion runoff.

Crossroads Community

Description

This character area can be found in 4 distinct places in the unincorporated county and are small clustered communities that may have, in the past, been large enough to support commercial activity, a few churches and have at least one or two residential streets that are distinct from the primary throughway. These areas are, essentially the residential residue of the past, in communities that, due in part to forces beyond their control, failed to grow and develop.

The Cities of Vada, Hopeful, Branchville and Cotton developed during the 19th and 20th Century's as agricultural support centers for the surrounding hinterland.

Appropriate Land Uses

Various types of small scale residential and commercial/retail uses should be encouraged in these communities.

Zoning Compatibility

- R-1 and R-2 Single and Multiple Family Residential
- C-1 Community Business District

Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Prime Agriculture Land area:

- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Environmental Protection:** Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Wherever possible, the



natural terrain, drainage, and vegetation of an area should be preserved.

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Strategies

- Develop historical information markers in each town

Industrial

Description

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. General commercial retail and service development should be focused along the US Highway 19 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

Appropriate Land Uses

All levels of industry are appropriate for this area. Large commercial developments should be focused on US Highway 19 while industry and large office developments should have direct access to US Highway 19. Office type developments should be clustered to mitigate the effects of increased traffic.

Zoning Compatibility

- I-1 Industrial
- C-PUD Commercial Planned Unit Development



Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued:

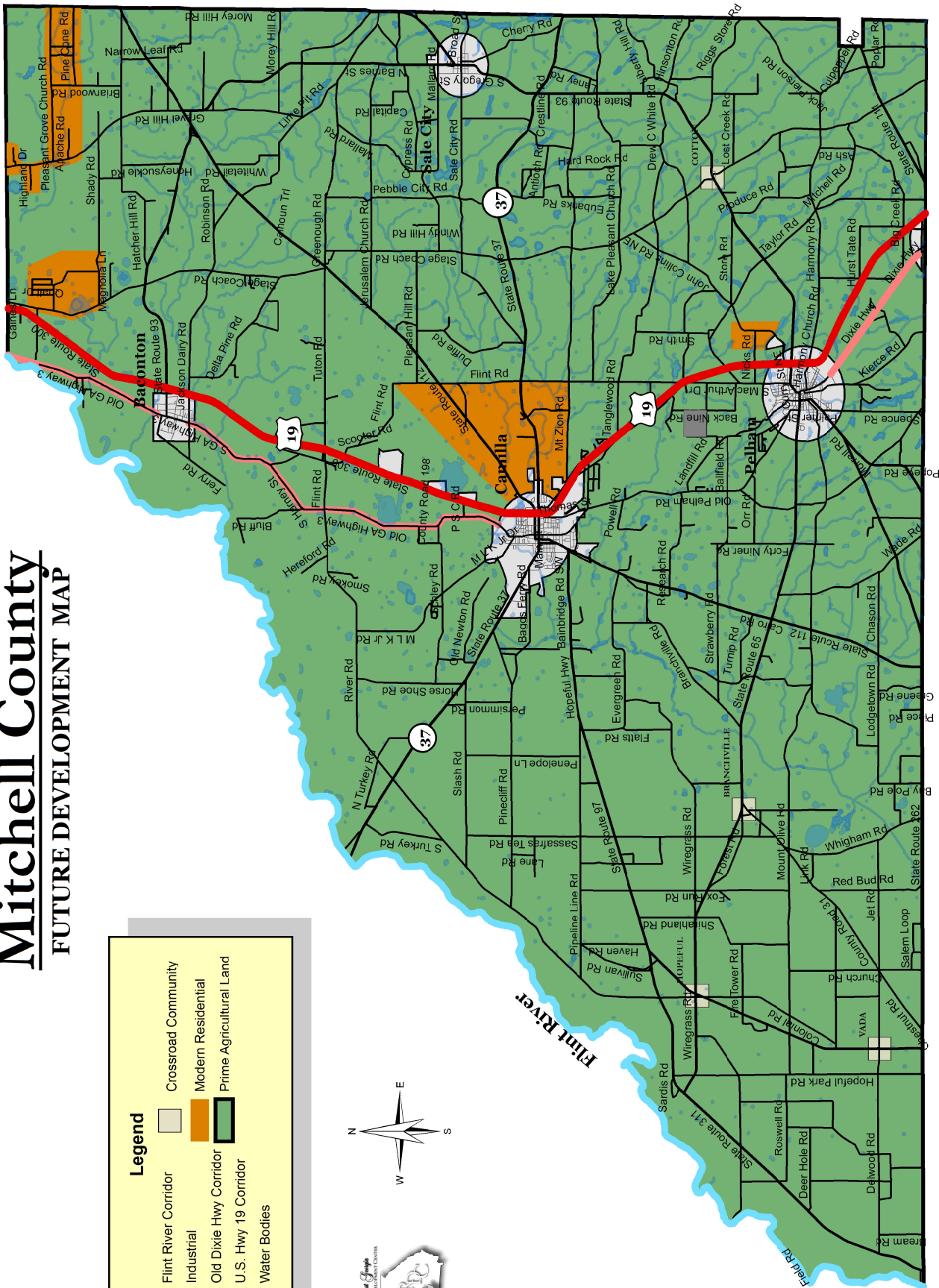
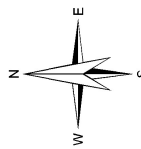
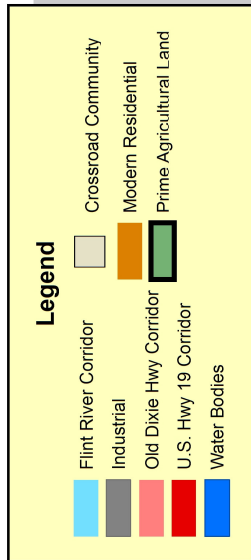
- **Growth Preparedness:** Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

Implementation Strategies

- Aggressively market the high speed telecommunications system to attract business and industry.
- Continue marketing available properties through State agencies, the Municipal Electric Authority of Georgia (MEAG) and Mitchell County Development Authority (MCDA).

Mitchell County

FUTURE DEVELOPMENT MAP





Mitchell County Issues & Opportunities

- More opportunities for entertainment
- Lack of housing variety
- Creation of additional jobs
- Improving transit system
- Foster/develop cultural programs
- Improve the visual appeal of neighborhoods (trash, junk, design)
- Promote extension of interstate through region
- Genealogical library
- Creation of additional parks and green spaces
- Develop trails (multi-use bike and pedestrian)
- Improved healthcare clinics and programs prevent drug and alcohol abuse
- Create county water and sewer authority
- Better enforcement of land use regulations
- Better access to latest technology
- More/better vocational programs in high schools & tech schools
- Creation of industrial park
- Creation of Mitchell County Museum
- Improve educational performance and attendance
- Establish scenic byway
- More sidewalks needed



Goals & Policies

Economic Development

Goal: *Mitchell County will continue to increase the amount of jobs available in the County.*

Policies

- Mitchell County will support programs for retention, expansion, and creation of businesses that are a good fit for the local economy in terms of job skill requirements and linkages to existing businesses.
- Mitchell County will pursue the State of Georgia’s “entrepreneur friendly” designation.

Goal: *Explore the extension of interstate I-185 through the region.*

Policies

- Form a stance on the matter of the interstate extension following the results of the DOT feasibility study.
- Lobby the County’s position on the matter
- Depending on the stance taken, begin planning for it with an impact analysis.

Goal: *Mitchell County will strive to improve access for all residents, of all ages, to the latest information technology available.*

Policies

- Facilitate relationships among local, regional, and statewide resources to spur investment in information technology, for example broadband service.

Goal: *Mitchell County will continue to support vocational programming in high schools and tech schools.*

Policies

- Continue funding for vocational programs for students.

Goal: *Mitchell County will provide appropriate areas for industrial development.*

Policies



- Identify sites, assess potential, and begin the creation of a new industrial park

Goal: *Mitchell County will strive to improve educational performance and attendance for all ages.*

Policies

- Work closely with Mitchell County School systems on ways to help students and parents realize the value of an education.

Goal: *Mitchell County will highlight its rich history to increase tourism.*

Policies

- Establish Highway 37 as a scenic byway.
- Establish the Old Dixie Highway (GA 3) as a scenic byway.
- Develop “heritage routes” to get travelers off US 19 to visit see other areas throughout the county.

Housing

Goal: *Mitchell County will provide a diverse mix of housing opportunities to all residents within quality neighborhoods minimizing the adverse impacts of housing construction on the natural environment.*

Policies

- Work closely with the Southwest Georgia Housing Task Force.
- Promote interconnectivity within and between neighborhoods to diffuse traffic patterns.
- Promote the inclusion of sidewalks within new development where appropriate.
- Investigate 50+ age active housing developments.

Natural and Cultural Resources

Goal: *Mitchell County will continue to develop and provide for cultural programming.*

Policies

- Support the efforts of the Flint River Arts Council.
- Support the Flint River Auditorium Alliance.
- Mitchell County will continue to support public and private efforts aimed towards furthering



the arts and cultural programs in the county.

- Create a Mitchell County Museum to showcase the rich history of the county.

Community Facilities and Services

Goal: *Mitchell County will explore & expand on entertainment opportunities for all ages.*

Policies

- Coordinate w/ YMCA to gather information on community wants/needs.
- Look into expanding cultural programming in Mitchell County.

Goal: *Mitchell County will strive to continue to ensure a clean community for its residents and guests.*

Policies

- Mitchell County will strictly enforce code enforcement efforts to keep Mitchell County clean.

Goal: *Mitchell County will pursue a location and create a genealogical library.*

Policies

- Combine efforts with the historical society to gather information for the library.
- Gather historical information from primary and secondary sources (the elderly) while still available.
- Accumulate all the information available, with assistance from state archive personnel, organize, catalogue, etc. into a user friendly library.

Goal: *Mitchell County will improve and expand existing parks and develop more trails and green spaces for its citizens.*

Policies

- Examine ways to enhance the existing County boat launches and parks.
- Investigate potential new opportunities for potential recreational expansion.

Goal: *Mitchell County will strive to promote and enhance healthcare facilities and increase and improve public awareness for drug and alcohol abuse in the county.*



Policies

- Increase public awareness efforts for drug and alcohol abuse.
- Investigate need for countywide wellness program.

Goal: *Mitchell County will investigate the potential creation of a County water and sewer authority.*

Policies

- Create a feasibility study for a County water and sewer authority.

Transportation and Circulation

Goal: *Mitchell County will continue to work to provide and improve public transit.*

Policies

- Continue to support the Southwest Georgia Regional Development Center’s Rural Transit Program and assist where possible.
- Provide support for a Tour bus for elderly population for travel around the state to different venues.

Goal: *Mitchell County will work to assess bike safe roadways and incorporate bicycle and pedestrian design into roadway projects.*

Policies

- Develop a connectivity study to examine linkages for bike and pedestrian facilities between cities and county.
- Begin connecting the routes following the results of the connectivity study and put up “share the road” signage.

Land Use

Goal: *Mitchell County will update the zoning and subdivision regulations as needed to stay current.*

Policies

- Yearly revision of zoning and subdivision regulations to examine possible amendments.
- Require variety in design of housing in subdivisions
- Promote clustered residential development that provides useable open space for recreation activities.

Mitchell County Short Term Work Program 2008-2012

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Continue B.R.E.P.	X	X	X	X	X	MCDA	Staff Time	MCDA Budget
Pursue "Entrepreneur Friendly" designation	X	X	X	X	X	County/MCDA	Staff Time	MCDA Budget
Investigate the I-185 extension	X	X	X			County/MCDA	Staff Time	General Funds, MCDA Budget
Impact analysis (I-185) if necessary		X	X	X	X	County/MCDA	N/A	General Funds, MCDA Budget
Work to spur investment in information technology other entities	X	X	X	X	X	County/MCDA	\$1,000,000	General Funds, Grants
Continue funding for vocational programming in schools	X	X	X	X	X	County	\$100,000	General Funds
Create a new industrial park		X	X	X	X	County/MCDA	\$1,500,000	General Funds, Grants
Partner w/ school system to get kids & parents to value & improve education	X	X	X	X	X	County/School System	unknown	Grants, Department of Education
Continue the efforts of the Southern Rivers Scenic Byway designation	X	X	X	X	X	County/DOT	\$45,000	Counties/Cities involved
Establish 'Old Dixie Highway" as a scenic byway			X	X	X	County/DOT	unknown	Counties/Cities involved
Market area to retirees	X	X	X	X	X	County/MCDA	\$5,000	General Funds, County
Market tourism potential through product development	X	X	X	X	X	MCDA	\$20,000	General Funds, Grants
Promote Value added agriculture	X	X	X	X	X	MCDA	\$50,000	General Funds, Grants
Attract a non-agricultural oriented industry to diversify the economic base	X	X	X	X	X	MCDA	\$50,000	General Funds, COC, EDC
Housing Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Require interconnectivity between neighborhoods	X	X	X	X	X	County	Staff Time	Revise subdivision regulations
Require sidewalks in new development where appropriate	X	X	X	X	X	County	Staff Time	Revise subdivision regulations
Implement recommendations of housing study	X	X	X	X	X	MCDA/Housing Authorities	Staff Time	MCDA Budget
Work closely w/ Housing Task Force	X	X	X	X	X	County	Staff Time	Staff salary/RDC
Investigate the potential for 50+ Active Adult housing developments	X	X	X			County	Staff Time	General Funds

Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Coordinate w/ Flint River Arts Council	X	X	X	X	X	County/FRAC	\$100,000	General Funds, Grants
Continue restoration of Harney St. School Auditorium	X	X	X	X	X	County	\$100,000	General Funds, Grants
Coordinate w/ Flint River Auditorium Alliance	X	X	X	X	X	County	\$5,000	General Funds
Provide funding for arts and cultural programs	X	X	X	X	X	County	\$5,000	General Funds, Grants
Create a Mitchell County Museum	X	X	X	X	X	County	\$100,000	General Funds, Grants
Continue funding for genealogical research	X	X	X	X	X	County	\$5,000	General Funds
Continue preservation of historic structures	X	X	X	X	X	County	\$5,000	General Funds
Align county water usage/conservation efforts w/ Georgia Comprehensive Water Mangement Plan	X	X	X	X	X	County	\$5,000	General Funds, Grants
Restore and occupy Hand Trading Co. building	X	X	X	X	X	PMLDA	\$3 mill	Pelham-Mitchell Joint Development Authority
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Coordinate w/ YMCA on community wants/needs	X	X	X	X	X	County	\$10,000	General Funds
Expand cultural programming	X	X	X	X	X	County	\$5,000	General Funds, Grants
Continue strict code enforcement efforts	X	X	X	X	X	County	Staff Time	General Funds
Create genealogical library	X	X	X	X	X	County	\$50,000	General Funds, Grants
Enhance existing boat launch areas	X	X	X	X	X	County/GDNR	\$1,000,000	Grants, GDNR
Investigate new opportunities for recreation expansion	X	X	X	X	X	County	\$50,000	General Funds
Develop two existing County boat ramps	X	X	X	X	X	County	\$70,000	General Funds, Grants, GDNR
Develop Riverbend Park	X	X				County	\$200,000	General Funds, Grants, GDNR
Increase public awareness campaign for drug & alcohol abuse		X	X			CountyHealth Dept.	\$5,000	General Funds, Grants
Feasibility study for a water & sewer authority	X	X	X			County	\$50,000	General Funds
Organize neighborhood watch programs where needed	X	X	X	X	X	County/Sheriff's Dept.	Staff Time	General Funds

Transportation & Circulation Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Assist RDC Rural Transit program to provide better service	X	X	X	X	X	County/RDC	N/A	N/A
Provide financial support for elderly persons Tour Bus	X	X	X	X	X	County	\$150,000	General Funds, Donations
Develop a connectivity study between cities & county	X	X				County	\$5,000	General Funds, GDOT
Implement recommendations of connectivity study			X	X	X	County	\$40k/yr	General Funds, Grants
Land Use Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Change ordinances to require variety in design of housing in subdivisions	X	X	X	X	X	County	Staff Time	General Fund/RDC Dues
Promote clustered residential development that includes open space	X	X	X	X	X	County	Staff Time	General Fund/RDC Dues
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$2k	General Fund/RDC Dues



City of Baconton

Community Agenda



City of Baconton Vision

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

Vision Statement

“The City of Baconton has the natural resources at its disposal for commercial and residential growth and an excellent source of education to attract families. An integral part of this will be community pride to make us more marketable. This could be realized through:

- **City and county cooperation**
- **Adequate public safety**
- **Superior cityscape**
- **Planned infrastructure improvements**
- **Educational accountability on all levels**
- **Planned industrial and commercial development**
- **Improved planned recreational facilities and programs”**



Community Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.

Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

U.S. Highway 19 Corridor

Description

The U.S. Highway 19 corridor is the major thoroughfare enters Mitchell County from Albany and Dougherty County to the north and Thomasville and Thomas County to the South. The road is a rural four lane divided highway that traverses the length of Mitchell County while at the same time connecting Baconton, Camilla, and Pelham. The unincorporated areas have seen little development along the corridor, particularly for residential development. The corridor is well suited to handle commercial and industrial development.

Appropriate Land Uses

The U.S. Highway 19 corridor through Baconton has yet to be developed to any significant degree which is important because it provides a blank slate for the City of Baconton to work with. Perhaps the most important step for Baconton is annexing the east side of the highway into the city and zoning it accordingly. The majority of the U.S. 19 corridor in Baconton should be used for commercial development while areas along the northern end should be used to accommodate future residential growth.



Zoning Compatibility

- C-3 Highway Commercial District
- C-4 Parkway Commercial District
- C-PUD Commercial Planned Unit Development
- I Industrial
- R-PUD Residential Planned Unit Development

Quality Community Objectives Pursued

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, telecommunications) 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Strategies

- Annexing areas on the east side of Highway 19 into the city limits
- Appropriately zoning this area to get the desired outcome
- Developing proper design restrictions for this corridor

Historic Downtown

Description

The downtown area in Baconton is a historic district that straddles the railroad tracks and backs up to the Old Dixie Highway. While much of the original buildings have been lost, what remains is worth protecting and enhancing where possible. The overall character of the area is intended to provide a mixed-use environment that combines residential and commercial uses within the area. The area is designed to provide limited convenience shopping and services only for surrounding residential areas. The area is suitable for higher density residential development depending on the



availability of the necessary supportive infrastructure and the compatibility with the surrounding land uses. The commercial uses within this area are less reliant on automobile traffic and may be internally linked with bicycle and pedestrian networks.

Appropriate Land Uses

The area is suitable for mixed-use development as well as low-to-moderate density residential. All of these uses within and around this character area should meet some kind of design standards that complement the historic character.

Zoning Compatibility

- C-1 Neighborhood Business District
- C-2 Central Business District

Quality Community Objectives Pursued

To help protect and enhance the historic downtown area the City of Baconton will be pursuing these 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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.

Implementation Strategies

Develop programs to assist existing businesses and attract new ones



Historic Residential Neighborhood

Description

This area in Baconton surrounds the downtown and is comprised mainly of homes that have historic potential. The neighborhood is noticeably different from other areas of town with respect to housing design, tree cover, and street layout. At one time it may have resembled traditional neighborhood design but due to flooding, sinkholes, lack of maintenance, and loss of population the area is haphazard with large tracts sitting empty.

Appropriate Land Uses

Low density single family residential.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Multiple Family Residential
- R-PUD Residential Planned Unit Development
- R-TH Townhouse Development District
- R-OI Restricted Office-Institutional District
- C-1 Neighborhood Business District

Quality Community Objectives Pursued

To help protect and enhance the historic residential area the City of Baconton will be pursuing these 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.
- **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 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.



- **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.

Implementation Strategies

- Review zoning ordinances to ensure compatibility of infill development
- Inventory and analyze the buildable/unbuildable land available

Modern Residential

Description

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the city. The area is located in parts of the city experiencing a high volume of transition to residential development.

The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood and supported by the necessary infrastructure.

Open space and master planned developments are encouraged that set aside open space and retain the rural characteristics of the city. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

Residential uses at varying densities are allowed, as well as, public or institutional uses, recreational facilities, mixed-use - neighborhood-scale commercial uses may be appropriate within a master planned development.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-PUD Residential Planned Unit Development
- R-TH Townhouse Development
- C-1 Neighborhood Business

Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Modern residential area:



- **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.
- **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.
- **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.

Implementation Strategies

- Inventory and analyze the buildable/unbuildable land available
- Review ordinance to allow compatible infill development and compatible neighborhood commercial

Old Dixie Highway Corridor (GA 3)

Description

Before U.S. 19, the Old Dixie Highway (GA 3) was the route through the City of Baconton. This route connected Baconton to Radium Springs/Albany and Camilla. It paralleled the railroad tracks for most of its length and in Baconton formed the heart of the downtown commercial area. After U.S. Highway 19 came through town, the Old Dixie Highway became largely abandoned and has become just another county road. Fortunately, many of the historic resources surrounding the road in Baconton are still intact.

Appropriate Land Uses

Farming and forestry operations will continue to be the most appropriate uses of this corridor with scattered residential in the rural areas and more intensive residential near city limits. Commercial activity should be allowed on a small scale because the road is not equipped to handle the large amount of traffic generated by too much commercial and scattered large scale residential development. It should be of utmost concern to the local governments to help maintain the local historic fabric of this corridor through local regulations.

Zoning Compatibility

- R-1 & R-2 residential
- R-PUD Residential Planned Unit Development where appropriate



- R-TH Townhouse Development
- C-1 Community Business District (w/ design standards applied)

Quality Community Objectives Pursued

- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Strategies

- Corridor design standards
- Scenic byway designation

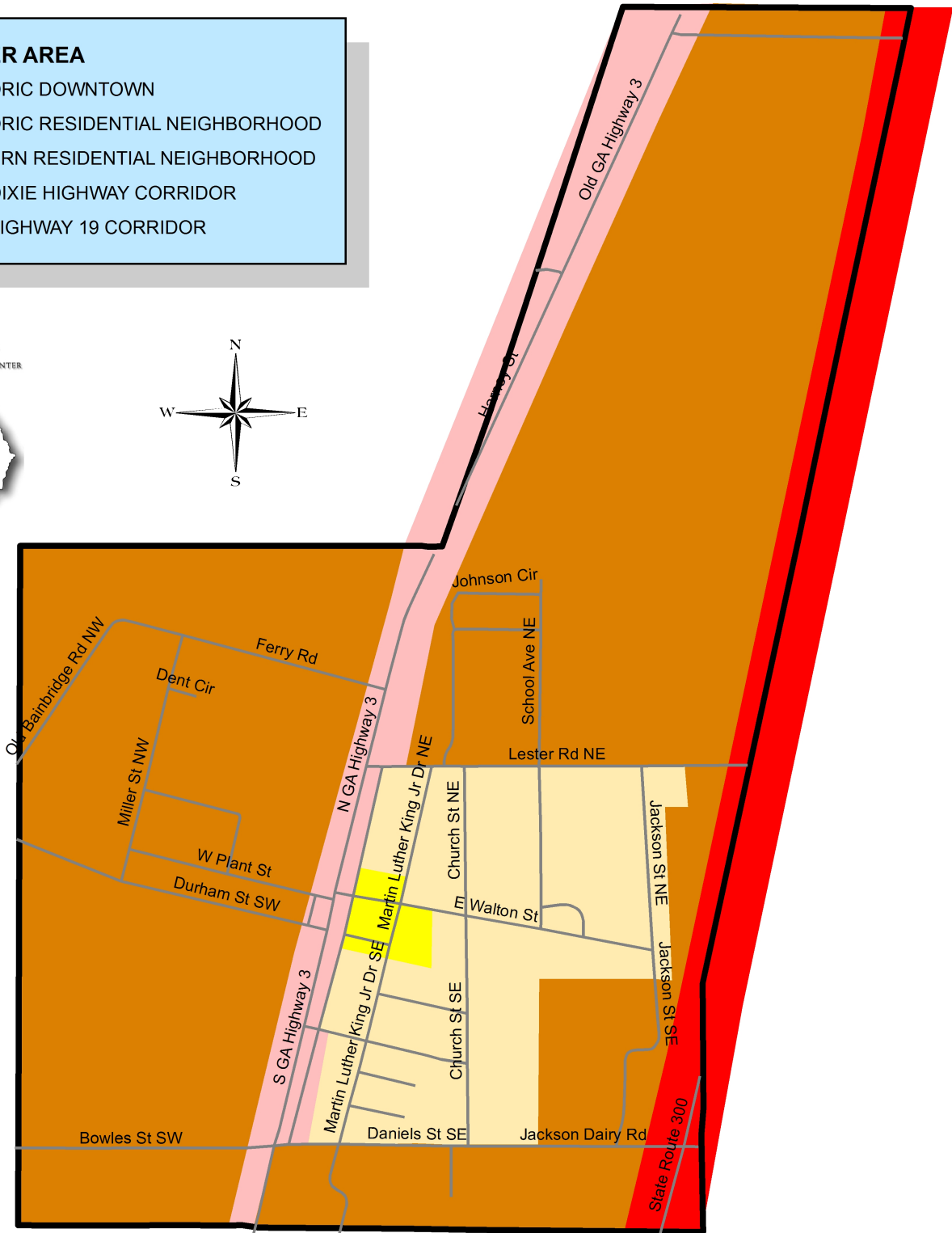
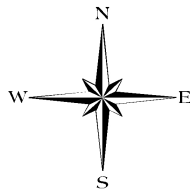


City of Baconton

FUTURE DEVELOPMENT MAP

CHARACTER AREA

- HISTORIC DOWNTOWN
- HISTORIC RESIDENTIAL NEIGHBORHOOD
- MODERN RESIDENTIAL NEIGHBORHOOD
- OLD DIXIE HIGHWAY CORRIDOR
- U.S. HIGHWAY 19 CORRIDOR





City of Baconton Issues & Opportunities

Issues

- Desire for citywide Wireless Internet
- Unskilled Labor Force
- Lack of Industry
- Need citywide development authority
- Need for local Childcare facility
- Need for Grocery store/gas station
- Need a small medical facility w/ Dr. and clinic
- Need a Laundromat/dry cleaners
- Lack of police patrols
- Need better government efficiency
- Need for online bill pay
- Drainage problems throughout town
- More recreational facilities/services
- Low county support
- Need for landscaping/city beautification
- Design restrictions for preservation of historic character – for downtown, highway, sign regulations

Opportunities

- I-185 or expansion of Highway 19
- Room for industry and large commercial
- Downtown Revitalization
- Railroad access
- Ample Water supply
- Ample Electrical power
- Charter School



Goals & Policies

Economic Development

Goal: *Create a local Authority to oversee economic development issues in Baconton.*

Policies

- Create a Baconton Development Authority from the existing Baconton Downtown Development Authority.

Goal: *Attract industrial uses and provide jobs for the town and diversify the tax base.*

Policies

- Utilize technology to promote available properties and their characteristics.
- Promote available utilities to attract commercial/industrial development.

Goal: *Develop a better labor force.*

Policies

- Continue to pursue a satellite campus of a tech school.
- Establish night GED classes.

Goal: *Attract the necessary commercial industries for the residents of Baconton.*

Policies

- Investigate and attract high priority commercial development including: Childcare facility, grocery store, gas station, laundrymat/dry cleaners.

Housing

Goal: *The City of Baconton will provide a diverse mix of housing opportunities to all residents.*

Policies

- Work closely with the Southwest Georgia Housing Task Force
- Promote infill development .



- Continue to work closely with the Camilla Housing Authority on infill potential.
- Develop moderate income housing programs and projects.
- Investigate state and federal rental rehab programs

Natural and Cultural Resources

Goal: *The City of Baconton will protect and enhance its historic character.*

Policies

- Work diligently towards a renovated downtown area.
- Ensure incompatible development does not encroach into historic districts

Community Facilities and Services

Goal: *Provide the residents of Baconton and existing and potential businesses with the necessary public utilities to live and do business.*

Policies

- Investigate wireless internet throughout the City of Baconton.
- Maintain an ample water and electrical supply.

Goal: *Provide and maintain adequate parks and recreational facilities for the people of Baconton.*

Policies

- Create more recreational facilities.
- Create a variety of different recreational facilities.
- Continue working with the Mitchell County Recreation Department on improving recreational programming in Baconton.

Goal: *Provide a safe and inviting environment for the residents of Baconton*

Policies

- Provide adequate police coverage in Baconton.
- Work with Mitchell County on a Sherriff's department sub-station in Baconton.
- Work to attract a medical facility that includes a Doctor and Clinic for walk-in patients.
- Assess and prioritize the drainage problems in Baconton.
- Investigate areas in need of beautification.



Goal: *Provide the citizens of Baconton with an efficient and responsive city government.*

Policies

- Investigate the need for a “part time” city manager.
- Develop on-line bill pay for city utility bills.
- Continue to garner more support from Mitchell County Board of Commissioners.

Goal: *Support the efforts of the Baconton Charter School.*

Policies

- Develop a promotional strategy for the Charter School

Transportation and Circulation

Goal: *Keep abreast of the potential I-185 expansion.*

Policies

- Develop a position on the matter of the I-185 expansion.
- Lobby Baconton’s position to State government.
- Plan for the worst.

Land Use

Goal: *Maintain proactive ordinances and subdivision regulations in the City of Baconton.*

Policies

- Review and revise existing ordinances to institute some best management practices to ensure developments fit the character of their location and positively contribute to the quality of life in Baconton.
- Develop and implement design restrictions for downtown, Old Dixie highway, and highway 19.
- Develop and implement sign ordinances for the City of Baconton.

City of Baconton Short Term Work Program 2008-2012

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Implement storefront renovation program	X	X	X	X	X	City	\$2,000	UGA School of Environmental Design
Create a Baconton Development Authority	X	X				City	N/A	General Funds
Inventory potential properties for commercial/industrial development		X	X			City	\$2,000	General Fund, Grants
Promote available utilities to attract commercial/industrial development		X				City	N/A	General Fund, Grants
Get a tech school satellite campus in Baconton	X	X	X	X	X	City	?	General Fund, Grants
Establish night GED classes in existing school	X	X				City	?	General Fund, Grants
Attract high-priority commercial development (childcare facility, grocery, etc)	X	X	X	X	X	City/Development Authority	?	General Fund, Grants
Housing Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	N/A	General Funds, Grants
Promote infill development	X	X	X	X	X	City	N/A	General Funds, Grants
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants
Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Work to renovate downtown buildings	X	X	X	X	X	City	\$2,000	General Fund, Grants
Protect historic districts from incompatible development	X	X	X	X	X	City	N/A	General Fund, Grants
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Investigate wireless internet throughout town	X	X	X	X	X	City	\$500	General Fund, Grants
Create a plan for recreational facilities (where & what)	X	X	X	X	X	City/County	\$6,000 each	General Fund, Grants
Develop a walking track in and around expanded park area	X	X	X	X	X	City	\$10,000	General Fund, Grants
Replace playground equipment	X	X	X	X	X	City	\$30,000	General Fund, Grants
Construct tennis courts	X	X	X	X	X	City/County	\$15,000	General Fund, Grants

Assess and prioritize the drainage problems in Baconton	X	X				City	\$4,000	General Fund, Grants
Work with sheriff's dept for improved police coverage	X	X	X	X	X	City/County	N/A	General Fund, Grants
Attract a small medical facility w/ a doctor and a clinic	X	X	X	X	X	City	N/A	General Fund, Grants
Add picnic tables and facilities to Lion's Club Park	X	X	X	X	X	City	\$15,000	General Fund, Grants
Lay more sidewalks, Church St, MLK, School, and Durham	X	X	X	X	X	City	\$25,000	General Fund, Grants
City landscaping/beautification w/ school ag program	X	X	X	X	X	City	\$1,000	General Fund, Grants
Investigate need for a part time city manager	X	X	X	X	X	City	N/A	General Fund, Grants
Develop online bill pay for city utility bills	X					City	\$2,000	General Fund, Grants
Garner more support from county	X	X	X	X	X	City	N/A	General Fund, Grants
Develop a promotional strategy for the Charter School			X	X	X	City/School	N/A	General Fund, Grants
Investigate ways to make the school library open to public	X	X	X	X	X	City/School	N/A	General Fund, Grants
Invest in more new books	X	X	X	X	X	City/School	\$1,500	General Fund, Grants
Transportation & Circulation Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Develop online survey for residents position on the potential I-185 expansion	X	X				City	\$1,000	General Fund, Grants
Land Use Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$5,000	General Fund, Grants
Develop and implement design restrictions for downtown and hwy 19		X	X	X		City	Included	General Fund, Grants
Develop sign ordinances for Baconton	X	X				City	Included	General Fund, Grants



City of Camilla

Community Agenda



City of Camilla Vision

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

Vision Statement

The City of Camilla seeks to improve the quality of life for its residents through...

Improving the Housing Stock

- Diversify housing stock (types and affordability)
- Expand existing housing initiatives.

Striving to create a pedestrian friendly Environment

- Complete a study of potential sidewalk and walking trail development areas.
- Increase bicycle friendly areas

Boosting the Local Economy

- Expand and diversify marketing avenues.
- Increase the efforts of the Chamber of Commerce.
- Coordinate with business owners to keep later business hours.
- Market downtown Camilla as a destination

Retaining Historic Character

- Increase administrative support for historic preservation
- Increase public awareness for historic preservation

Protecting and Enhancing the Natural Environment

- Continue efforts to protect the quality and quantity of water
- Develop more parks, playgrounds, and greenspace
- Promote city clean up efforts

Improving Transportation Avenues

- Provide better downtown parking
- Enhance driver education by offering school/community agency
- Improve signage
- Road improvement
- Address heavy truck congestion

Improving Community Facilities and Services

- Improved recruitment and retention of public employees.
- Coordinate with school system for improving education initiatives



Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city’s vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan’s goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

Commercial Corridor

Description

This area represents the section of US Highway 19 extending from the roadside park in the north park of the city to Old 19 SW in the southern portion of the city.

The area is intended to accommodate larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. The area is designed as a primary commercial destination and appropriate for major shopping centers or “big box” commercial centers. This area is developed at higher intensities and clustered within nodes. Nodes require access to supportive infrastructure, specifically arterial road access. Commercial uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries. Access management to U.S. Highway 19 should be regulated minimizing single parcel entryways and promoting inter-parcel access.

Appropriate Land Uses

This area is essentially a highway commercial area so the appropriate uses will include various commercial activities, mixed-use commercial and public/institutional uses.



Zoning Compatibility

- C-3 Highway Commercial District
- C-PUD Commercial Planned Unit Development

Quality Community Objectives Pursued

The quality community objectives pursued for this area include:

- **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, telecommunications) 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Strategies

- Upgrading of utilities when required for potential buyers of land in commercial corridor.
- Marketing of parcels through economic development avenues
- Regulating through planning and zoning.

Historic Downtown

Description

The character of the Camilla historic downtown is similar to most downtowns: a center for commerce, government, various support businesses, and other public or institutional uses. At the center of the downtown area is the Mitchell County Courthouse built in 1936 of Georgia white marble. The main thoroughfare through the downtown is Broad St. which is surrounded predominantly by late 19th and early twentieth century storefronts.



Appropriate Land Uses

Mixed residential, retail and governmental uses are already encouraged in this area. The City Government will over the planning horizon continue to encourage architecturally sensitive mixed use development in this area via the continued enforcement and the upgrading of its zoning code.

Zoning Compatibility

- C-2 Central Business District

Quality Community Objectives Pursued

To help protect and enhance the historic downtown area the City of Camilla will be pursuing these 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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Strategies

- The historic Preservation commission will ensure appropriate design.
- Grant funding will continue to be pursued for streetscape improvements



- The Camilla tree board will continue to protect trees that contribute to the overall character of the area.
- Continue partnering with business owners to help with design issues regarding building facades and rehabilitation work.

Historic Residential Neighborhood

Description

This area in Camilla generally surrounds the downtown and extends east to highway 19. This area is composed mainly of historic or potentially historic homes. Homes in this area, specifically along Broad St. are in transition from large historic residential homes to offices and retail establishments.

Appropriate Land Uses

Mixed residential, retail and governmental uses are already encouraged in this area. The City Government will over the planning horizon continue to encourage architecturally sensitive mixed use development in this area via the continued enforcement and the upgrading of its zoning code.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Multiple Family Residential
- R-PUD Residential Planned Unit Development
- C-2 Central Business District

Quality Community Objectives Pursued

To help protect and enhance the historic downtown area the City of Camilla will be pursuing these 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.
- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Strategies

- Changes in ordinances will make it easier to convert historic properties back to residential uses.
- Promoting rehabilitation of structures by working closely with owners and potential owners.

Industrial

Description

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks.



Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. General commercial retail and service development should be focused along the US Highway 19 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

Appropriate Land Uses

All levels of industry are appropriate for this area. Large commercial developments should be focused on US Highway 19 while industry and large office developments should have direct access to US Highway 19. Office type developments should be clustered to mitigate the effects of increased traffic.

Zoning Compatibility

- I-1 Light Industrial
- I-2 Heavy Industrial
- C-3 Highway Commercial
- C-PUD Commercial Planned Unit Development

Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued:

- **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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.



Implementation Strategies

- Aggressively market the high speed telecommunications system to attract business and industry.
- Continue marketing available properties through State agencies, the Municipal Electric Authority of Georgia (MEAG) and Mitchell County Development Authority (MCDA).

Modern Residential

Description

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the city. The area is located in parts of the city experiencing a high volume of transition to residential development.

Higher development densities are encouraged because of the availability of supportive infrastructure. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood.

Open space and master planned developments are encouraged that set aside open space and retain the rural town characteristics of Camilla. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

Residential Development at varying densities is the primary use compatible with this area. Neighborhood level commercial activity is acceptable as long as it is compatible with the character of the surrounding neighborhood. Recreational facilities are compatible and encouraged.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-PUD Residential Planned Unit Development
- R-TH Townhouse Development
- C-1 Neighborhood Business

Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued to protect the character of these areas:



- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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.
- **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.
- **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.

Implementation Strategies

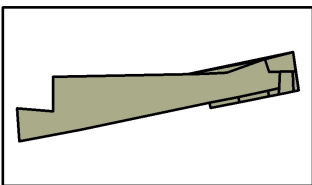
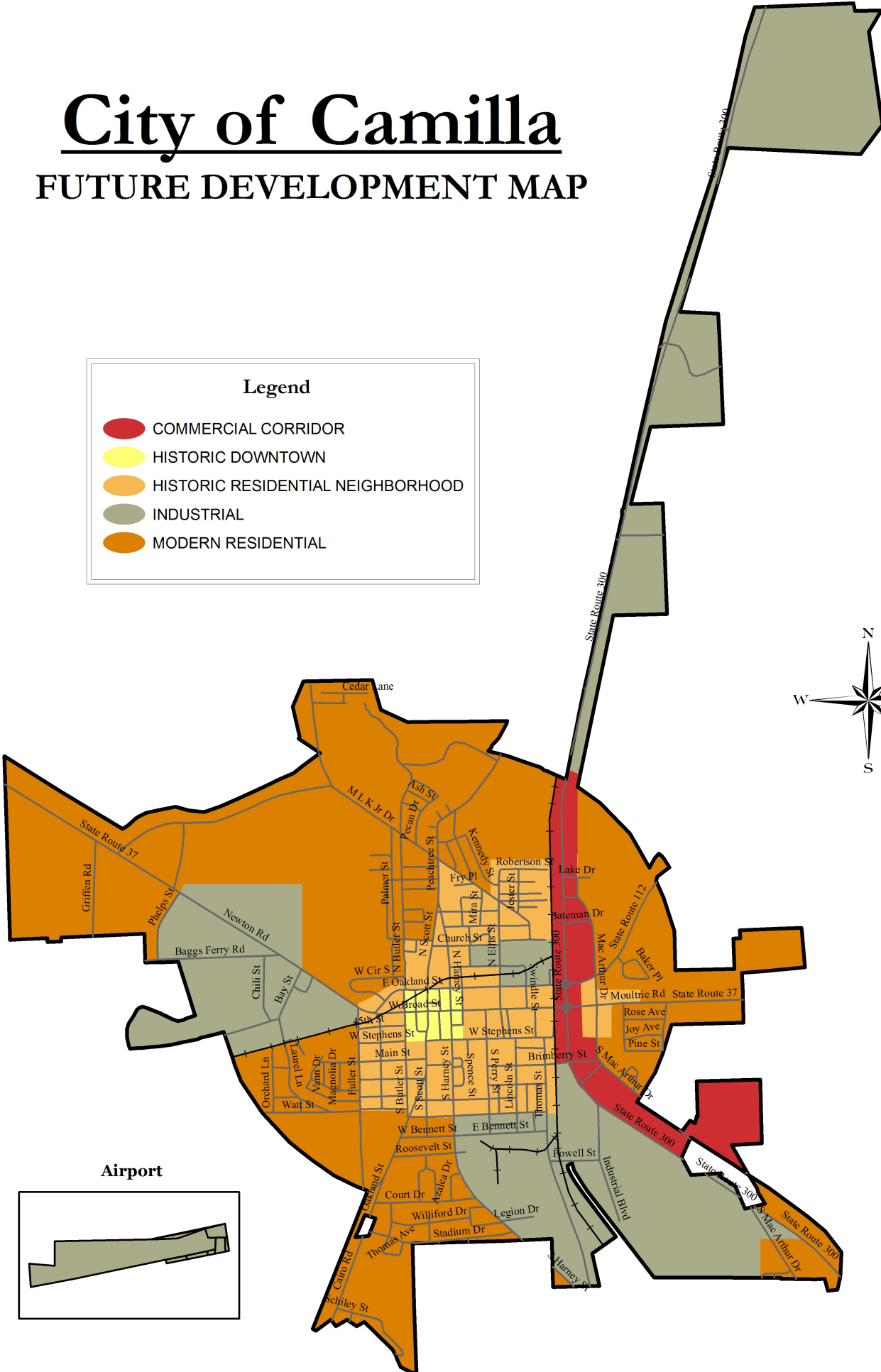
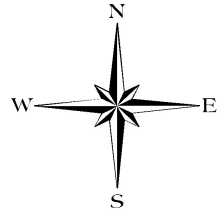
- Identify parcels contiguous to the city for future development.
- Improve substandard lots

City of Camilla

FUTURE DEVELOPMENT MAP

Legend

-  COMMERCIAL CORRIDOR
-  HISTORIC DOWNTOWN
-  HISTORIC RESIDENTIAL NEIGHBORHOOD
-  INDUSTRIAL
-  MODERN RESIDENTIAL





City of Camilla

Issues & Opportunities

- Promote infill development
- Promote city cleanup day
- More walking trails lighted
- More green space
- More parks and playgrounds, develop parks and recreation plan
- More sidewalks needed
- More parking needed downtown
- Heavy truck traffic and rail often cause congestion
- Preserve downtown character
- Enhanced driver education/need driver education in public schools
- Expand industrial base
- Retain our youth
- Improved signage for motorists
- Explore opportunities to entice additional industry because of enhanced infrastructure (ethanol plant)
- Develop regional water plan
- Encourage parental involvement w/public school system. Reemphasize education.
- Provide more low to moderate income housing (workforce housing)
- Improve/pave roads
- Increase # of quality apartments/rental properties



Goals & Policies

Economic Development

Goal: *Continue to expand industrial base and provide jobs for the area.*

Policies

- Continue marketing available properties through the Municipal Electric Authority of Georgia (MEAG) and Mitchell County Development Authority (MCDA)
- Identify more sites for industrial development.
- Market the reuse of wastewater for cooling or irrigation to attract industry.
- Market new infrastructure line to new industries along route toward ethanol plant.
- Expand marketing efforts for high speed telecommunication systems available in Camilla.

Goal: *Retain the youth of Camilla and improve the quality of life for them.*

Policies

- Partner with various organizations including: Mitchell County leadership development organizations, School board, local businesses, colleges, tech schools, etc. and create a task force to examine the problem
- Stress quality of life in small towns to youth.

Housing

Goal: *The City of Camilla will provide a diverse mix of housing opportunities to all residents within quality neighborhoods minimizing the adverse impacts of housing construction on the natural environment.*

Policies

- Work closely with the Southwest Georgia Housing Task Force
- Promote infill development to previously identified sites.
- Adjust ordinances as needed to enable infill housing on substandard lot sizes.
- Continue to work closely with the Camilla Housing Authority on infill potential.
- Continue low income housing programs.
- Develop moderate income housing programs and projects.
- Investigate ways to increase the number of quality apartments and rental properties.



Natural and Cultural Resources

Goal: *The City of Camilla will continue to maintain and improve the historic character of its downtown area.*

Policies

- Continue to refine design standards for historic structures in downtown.
- Maintain a well trained historic preservation committee.
- Monitor the Tree ordinance and look for ways to improve it and its impact.
- Continue to work closely with businesses that wish to rehabilitate buildings in the downtown.

Goal: *Protect the water resources available to the City of Camilla.*

Policies

- Work with state and federal agencies in monitoring groundwater, air quality, and stormwater runoff.

Community Facilities and Services

Goal: *Keep the City of Camilla clean and inviting.*

Policies

- Promote city cleanup weeks (2 weeks per year).
- Support the environmental quality committee.
- Provide stricter regulations and code enforcement for a cleaner environment.

Goal: *Provide and maintain adequate parks and recreational facilities for the people of Camilla.*

Policies

- Develop the Escambia property into a large park.
- Provide lighted walking trails at Escambia park
- Develop a parks and recreation master plan
- Provide more green spaces or passive recreation areas in Camilla.

Goal: *Improve performance of school aged children.*



Policies

- Develop partnership with Mitchell County School board to examine ways to improve student performance.
- Educate children and parents about the value of an education and encourage parents to get involved.
- Improve/promote/provide a place where children can go after school to receive help with homework.

Transportation and Circulation

Goal: *Provide more sidewalks for the citizens of Camilla.*

Policies

- Continue to utilize SPLOST funds to repair/replace/create sidewalks.
- Inventory and create sidewalk linkages near schools and parks.

Goal: *Identify parcels for potential municipal parking lots.*

Policies

- Ensure future developments provide adequate parking.

Goal: *Provide an efficient truck route to alleviate any problems with traffic.*

Policies

- Continue to work with the Department of Transportation to develop and improve truck routes.

Goal: *Provide a safe driving environment through Camilla.*

Policies

- Support programs for improving the driving skills of young drivers.
- Strict enforcement of traffic laws to set some examples.

Goal: *Provide for a safe and visually appealing driving experience down city streets.*



Policies

- Assess all roadway signage in town for redundancy, visibility, ideal locations, and needs.
- Work with Department of Transportation and Mitchell County to address problems.

Goal: *Provide well maintained streets and roads in the City of Camilla.*

Policies

- Produce a yearly inventory/assessment of needed street improvements.

Land Use

Goal: *Maintain proactive ordinances and subdivision regulations in the City of Camilla.*

Policies

- Review and revise existing ordinances to institute some best management practices to ensure developments fit the character of their location and positively contribute to the quality of life in Camilla.

City of Camilla Short Term Work Program 2008-2012

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Attract a non-agricultural oriented industry to diversify the economic base	X	X	X	X	X	City, MCDA	\$45,000	City, MCDA
Attract another vegetable processing industry	X	X	X	X	X	City, MCDA	\$15,000/yr	City, MCDA
Organize & allocate funding for a city marketing team	X	X	X	X	X	City, MCDA	\$75k-100k	City, MCDA
Continue marketing available properties	X	X	X	X	X	City, MCDA	\$50k/yr	City, MCDA
Upgrade existing ind. park		X	X			City, MCDA	\$2.5 mill	Grants
Identify more sites for ind. dev.				X	X	City, MCDA	\$750K	Grants
Create wireless hot spot downtown	X					City	\$25-50k	Grants/General Fund/Enterprise Fund
Market the reuse of wastewater for cooling/irrigation to attract industry		X				City	\$75k	user fees/enterprise fund
Increase tourism related facilities	X					City	N/A	City, Camilla Chamber of Commerce
Market new infrastructure line to new industries along route toward ethanol plant		X	X	X	X	City, MCDA	\$50k/yr	City, MCDA
Expand marketing efforts for high speed telecomm systems		X	X	X	X	City, MCDA	\$10k/yr	City, MCDA
Create task force to help retain youth	X	X	X	X	X	City	Staff Time	General Fund
Improve & stress quality of life in small towns	X	X	X	X	X	City	Staff Time	General Fund
Housing Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Investigate the elimination & replacement of substandard housing	X	X	X	X	X	City	\$25k	Home administration, CDBG, RDC Dues
Work closely w/ the Southwest Georgia Housing Task Force	X	X	X	X	X	City	\$10k/yr	General Fund
Promote infill development to previously identified sites	X	X	X	X	X	City	\$10k/yr	General Fund
Adjust ordinances as needed to allow infill housing on substandard lot sizes	X	X	X	X	X	City	Staff Time	General Fund
Work w/ Camilla Housing Authority on infill potential	X	X	X	X	X	City	Staff Time	General Fund
Continue low income housing programs	X	X	X	X	X	City	Staff Time	General Fund
Develop moderate income housing programs & projects	X	X	X	X	X	City	Staff Time	General Fund
Investigate ways to increase the # of quality rental properties	X	X	X	X	X	City	Staff Time	General Fund

Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Participate in the Georgia Clean Community	X	X	X	X	X	City	\$5k	General Fund/User Fees/Grants
Develop a wastewater reuse system	X	X	X	X	X	City	\$2 million	General Fund/User Fees/Grants
Identify historic resources in city	X	X	X	X	X	City	\$25K	General Fund
Continue to refine design standards for historic structures downtown	X	X	X	X	X	City	Staff Time	General Fund
Implement a façade grant program		X	X	X	X	City/DDA	Staff Time	General Fund
Maintain a well trained historic preservation committee	X	X	X	X	X	City	Staff Time	General Fund
Monitor tree ordinance & improve it	X	X	X	X	X	City	Staff Time	General Fund
Continue to work closely w/ businesses that wish to rehabilitate buildings in the downtown	X	X	X	X	X	City	Staff Time	General Fund
Work w/ state & federal agencies on monitoring groundwater/air quality/stormwater runoff	X	X	X	X	X	City	Staff Time	General Fund
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Promote City cleanup weeks (2 wks/yr)	X	X	X	X	X	City	Staff Time	General Fund
Support the Environmental Quality Committee	X	X	X	X	X	City	Staff Time	General Fund
Provide stricter regulations & code enforcement	X	X	X	X	X	City	\$60-70k/yr	General Fund
Develop the Escambia Property into a large park		X	X			City	\$1 million	General Fund/User Fees/Grants
Support & participate in efforts to improve education	X	X	X	X	X	City	\$15k	Enterprise Fund/Grants
Expand & improve airport facilities	X	X	X	X	X	City	\$2.1 mill	City/DOT/Grants
Transportation & Circulation Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Continue citywide sidewalk project	X	X	X	X	X	City	\$75k	City GF, SPLOST
Inventory & create sidewalk linkages near schools and parks	X	X	X	X	X	City	Staff Time	General Fund
Work w/ DOT to improve truck route		X	X	X	X	City/DOT	Staff Time	DOT Funds
Roadway signage study	X	X	X	X	X	City/DOT	Staff Time	General Fund
Land Use Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$2k	General Fund/RDC Dues



City of Pelham

Community Agenda



City of Pelham Vision

The community vision element of the Community Agenda reflects the city’s long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city’s favored development patterns.

Vision Statement

“To provide a unified community where the quality of life is high and the opportunities are plentiful, with these areas being our priorities:

- **Expand and improve available housing**
- **Improve the Community appearance by enforcing city codes improving and maintaining the built environment and combating crime**
- **Boost the local economy by attracting industry, encouraging the value of education and vocational training, providing lodging for tourist and promoting the lovely downtown area**
- **Instill community pride through providing progressive public facilities and promoting a stronger sense of unity”**



Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city’s vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan’s goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

Commercial Corridor

Description

This area represents the section of US Highway 19 extending from the city limits in the north east part of the city to following US highway 19 to the southeast part at the city limits. Another area located on the north side of Barrow Ave. SW is essentially the same character area with less intense commercial development.

The area is intended to accommodate larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. The area is designed as a primary commercial destination and appropriate for major shopping centers or “big box” commercial centers. This area is developed at higher intensities and clustered within nodes. Nodes require access to supportive infrastructure, specifically arterial road access. Commercial uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries. Access management to U.S. Highway 19 should be regulated minimizing single parcel entryways and promoting inter-parcel access. Much of this area has not been developed yet so it is imperative to put a solid plan in place for its future; particularly how it will look and function in the future.



Appropriate Land Uses

This area is essentially a highway commercial area so the appropriate uses will include various commercial activities, mixed-use commercial, and public/institutional uses.

Zoning Compatibility

- C-3 Highway Commercial District
- C-4 Parkway Commercial District
- C-PUD Commercial Planned Unit Development

Quality Community Objectives Pursued

The Quality Community Objectives pursued for this area include:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, telecommunications) 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Strategies

- Develop a corridor plan w/ chamber of commerce for the U.S. Highway 19 Corridor.
- Institute design standards once developed, for the U.S. highway 19 Corridor.

Historic Downtown

Description

The character of the Pelham historic Commercial District is similar to most downtowns: a center for commerce, government, various support businesses, and other public or institutional uses. The boundaries of the designated historic district are roughly bounded by RR tracks, Church, Blythe,



Jackson Sts. & Hand Ave., however the character area spills over those designated boundaries slightly. The pride of this character area is definitely The Hand Trading Company Building.

Appropriate Land Uses

Mixed residential, retail and governmental uses are already encouraged in this area. The City Government will over the planning horizon continue to encourage architecturally sensitive mixed use development in this area via the continued enforcement and the upgrading of its zoning code and work by Better Hometown Pelham.

Zoning Compatibility

- C-1 Neighborhood Business District
- C-2 Central Business District

Quality Community Objectives Pursued

To help protect and enhance the historic downtown area the City of Pelham will be pursuing these 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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.



Implementation Strategies

- Link the downtown to U.S. highway 19 with signage and by making aesthetic improvements to Curry St.
- Push the development of family oriented eateries in downtown Pelham.

Historic Residential Neighborhood

Description

This area in Pelham generally surrounds the downtown and adjoining railroad/industrial corridor on either side. This area is composed mainly of historic or potentially historic homes. Homes in this area are laid out in the traditional grid style street pattern for the most part, and sit in small to moderate to even large lot sizes depending on the specific street.

Appropriate Land Uses

Mixed residential, retail and governmental uses are already encouraged in this area. The City Government will over the planning horizon continue to encourage architecturally sensitive mixed use development in this area via the continued enforcement and the upgrading of its zoning code.

Zoning Compatibility

- ER Estate Residential
- R-1 Single Family Residential
- R-2 Multiple Family Residential
- R-PUD Residential Planned Unit Development
- R-TH Townhouse Development District
- R-OI Restricted Office-Institutional District
- C-1 Neighborhood Business District

Quality Community Objectives Pursued

To help protect and enhance the historic commercial area the historic residential character area surrounds, the City of Pelham will be pursuing these 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.



- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Strategies

- Identify structures for demolition and infill development.
- Continue Code Enforcement efforts.
- Identify properties for National Register nomination or potential residential historic district.



Industrial

Description

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network. General commercial retail and service development should be focused along the US Highway 19 corridor to increase access and visibility. Inter-parcel access should be promoted along the corridor eliminating the need for multiple access points.

Appropriate Land Uses

All levels of industry are appropriate for this area. Large commercial developments should be focused on US Highway 19 while industry and large office developments should have direct access to US Highway 19. Office type developments should be clustered to mitigate the effects of increased traffic.

Zoning Compatibility

- I-1 Industrial
- C-3 Highway Commercial
- C-4 Parkway Commercial District
- C-PUD Commercial Planned Unit Development

Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued:

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



- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

Implementation Strategies

- Continue to promote available space through joint development authority.

Modern Residential

Description

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the city. The area is located in parts of the city experiencing a high volume of transition to residential development.

Higher development densities are encouraged because of the availability of supportive infrastructure. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood.

Open space and master planned developments are encouraged that set aside open space and retain the rural characteristics of the county. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

Residential Development at varying densities is the primary use compatible with this area. Neighborhood level commercial activity is acceptable as long as it is compatible with the character of the surrounding neighborhood. Recreational facilities are compatible and encouraged.

Zoning Compatibility

- ER Estate Residential



- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-PUD Residential Planned Unit Development
- R-TH Townhouse Development
- C-1 Neighborhood Business

Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued:

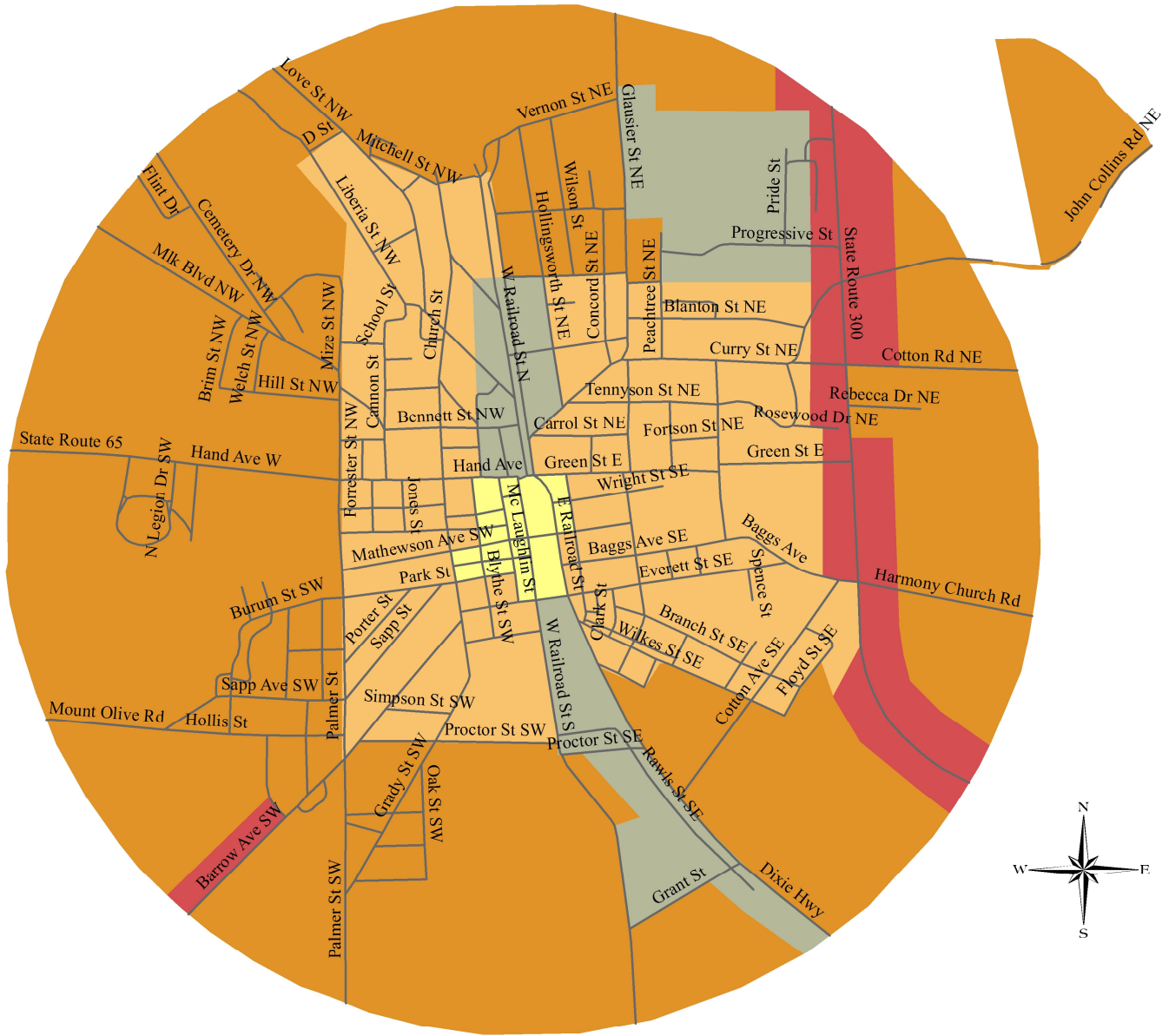
- **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Traditional Neighborhoods:** 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.
- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.

Implementation Strategies

- Identify large parcels for future development.

City of Pelham

FUTURE DEVELOPMENT MAP



Southwest Georgia
REGIONAL DEVELOPMENT CENTER



Legend	
	COMMERCIAL CORRIDOR
	HISTORIC DOWNTOWN
	HISTORIC RESIDENTIAL NEIGHBORHOOD
	INDUSTRIAL AREAS
	MODERN RESIDENTIAL



City of Pelham

Issues & Opportunities

Issues

- Lack of industry/economic development
- Apathy
- Need Code enforcement/community appearance (sidewalks, right-of-ways, trees, eyesores, abandoned property, etc.)
- Housing
- Crime
- High school dropouts
- Need for retirement/assisted living
- New public safety building
- Downtown promotion
- Community center
- Need Employer retention plans

Opportunities

- Entrepreneur friendly designation
- Skate park
- Historic preservation
- New truck routes
- Welcoming group
- Need new business development
- Strong sense of community
- Want rec. facility/comm.. center
- Hand Trading Company
- Agribusiness



Goals & Policies

Economic Development

Goal: *Continue to support and expand industrial/commercial base and provide jobs for the area.*

Policies

- Develop a buy local campaign
- Continue support for Ag related business and industry and help with expansion
- Develop and implement a corridor plan for highway 19 corridor
- Continue to examine ways to diversify the local economy.
- Improve education levels in the area.
- Develop a youth development center to better the youth of Pelham
- Develop a detailed inventory system for available properties.
- Utilize the internet to advertise/promote Pelham's various businesses, homes for sale, etc.
- Develop employer retention plans

Goal: *Improve the business mix and promote the downtown commercial area.*

Policies

- Get designated as an entrepreneur friendly community.
- Develop and install a series of signs along Highway 19 promoting downtown businesses.
- Continue to hold festivals downtown and develop ways to improve the festival environment.
- Continue to support the Better Hometown Program in Pelham
- Create a development authority for the Hand Trading Company Building

Housing

Goal: *The City of Pelham will provide a diverse mix of housing opportunities to all residents.*

Policies

- Work closely with the Southwest Georgia Housing Task Force
- Promote infill development to previously identified sites.
- Support the Millard Fuller Housing Initiative.



- Continue to work closely with the Pelham Housing Authority on infill potential.
- Support church sponsored housing rehab programs.
- Develop moderate income housing programs and projects.
- Investigate ways to increase the number of quality apartments and rental properties.
- Investigate state and federal rental rehab programs
- Investigate Coates & Clark Property for retirement/assisted living development
- Identify other age 50+ housing development possibilities

Natural and Cultural Resources

Goal: *The City of Pelham will continue to maintain and improve its' historic character.*

Policies

- Continue to identify historic structures for National Register designation either individually or as part of a district.
- Maintain a well trained historic preservation committee.
- Provide signage for important trees

Community Facilities and Services

Goal: *Keep the City of Pelham clean and inviting.*

Policies

- Develop and promote local Litter Getter Campaign.
- Continue code enforcement efforts.
- Develop a way to disguise the old water tower.
- Work with appropriate agencies to clean up contaminated properties

Goal: *Provide a safe environment to live work and play.*

Policies

- Support the Southwest Georgia Drug Task Force.
- Continue to seek grant funding for updating equipment and training of public safety personnel.
- Revive the neighborhood watch program throughout Pelham.
- Develop a new Public Safety Building with Jail.



Goal: *Provide adequate community facilities for the City of Pelham*

Policies

- Investigate the potential for renovating the depot and potential uses for it.
- Seek grant funds and provide a site for a skate park.
- Investigate the possibility of building a community center.
- Investigate the development of a skate park

Goal: *Promote the strong sense of community that Pelham has and recognize those who display this sense of community.*

Policies

- Form a committee to develop a “Welcome Wagon Program”
- Create list of individuals, groups, etc that display community pride and recognize them for their efforts and help support them.

Transportation and Circulation

Goal: *Provide for safe and visually appealing streets in Pelham*

Policies

- Continue to study options for potential truck routes through town.
- Make necessary improvements to Curry St. to provide a link from Highway 19 to Downtown Pelham.

Land Use

Goal: *Maintain proactive ordinances and subdivision regulations in the City of Pelham.*

Policies

- Review and revise existing ordinances to institute some best management practices to ensure developments fit the character of their location and positively contribute to the quality of life in Pelham.
- Continue to refine historic preservation ordinance and design regulations.

City of Pelham Short Term Work Program 2008-2012

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Develop & implement a "Buy Local" Campaign	X	X	X	X	X	City, COC	\$500	General Funds, Grants
Develop & implement corridor plan for Hwy 19		X	X	X	X	City	\$2,500	General Funds, Grants
Examine ways to diversify the economy	X	X	X	X	X	City	N/A	General Funds, Grants
Develop Education Improvement Program	X	X	X	X	X	City	N/A	General Funds, Grants
Create a youth development center	X	X	X	X	X	City	\$500,000	General Funds, Grants
Create a detailed inventory system for available properties			X	X	X	City	\$2,000	General Funds, Grants
Utilize the internet to promote Pelham's businesses/homes for sale, etc.			X	X	X	City	\$1,000	General Funds, Grants
Develop employer retention plans	X	X	X	X	X	City	\$500 each	General Funds, Grants
Get "entrepreneur friendly" designation	X					City	N/A	General Funds, Grants
Downtown promotional signage along hwy 19	X	X				City	\$3,000	General Funds, Grants
Continue & improve downtown festivals	X	X	X	X	X	City	\$1,000	General Funds, Grants
Continue to support the better hometown program	X	X	X	X	X	City	N/A	General Funds, Grants
Marketing program targeting retirement population	X	X	X	X	X	City	\$450,000	General Funds, Grants
Housing Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	N/A	General Funds, Grants
Promote infill development on identified sites	X	X	X	X	X	City	N/A	General Funds, Grants
Continue supporting Millard Fuller Housing Initiative	X	X	X	X	X	City	N/A	General Funds, Grants
Provide support for church sponsored housing rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants
Investigate ways to increase the number of quality rental properties	X	X				City	N/A	General Funds, Grants
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants
Feasibility study for Coates & Clark property for retirement/assisted living	X	X				City	\$15,000	General Funds, Grants
Identify 50+ age housing development possibilities	X	X	X	X	X	City	\$2,000	General Funds, Grants

Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Continue to identify structures for National Register	X	X	X	X	X	City	N/A	General Funds, Grants
Maintain a well trained historic preservation committee	X	X	X	X	X	City	\$2,000	General Funds, Grants
Provide signing for important trees	X	X	X	X	X	City	\$1,000	General Funds, Grants
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Develop & promote local "Litter Gitter" Campaign	X	X				City	\$1,000	General Funds, Grants
Continue new code enforcement efforts	X	X	X	X	X	City	N/A	General Funds, Grants
Develop a way to disguise the old water tower	X	X	X			City	\$20,000	General Funds, Grants
Clean up contaminated properties	X	X	X	X	X	City	?	General Funds, Grants
Support funding for the Southwest Georgia Drug Task Force	X	X	X	X	X	City	?	General Funds, Grants
Maintain public safety equipment and training	X	X	X	X	X	City	?	General Funds, Grants
Revive neighborhood watch programs	X	X				City	?	General Funds, Grants
Develop a new Public Safety building w/ jail	X	X	X	X	X	City	\$2 mil	General Funds, Grants
Feasibility study for renovation of depot and subsequent uses	X	X				City	\$10,000	General Funds, Grants
Get a skate park	X	X	X	X	X	City	\$25,000	General Funds, Grants
Build a community Center	X	X	X	X	X	City	\$600,000	General Funds, Grants
Form a "Welcome Wagon" Committee	X	X				City	N/A	General Funds, Grants
Recognize those groups that display community pride and form a recognition system	X	X	X	X	X	City	\$500	General Funds, Grants
Transportation & Circulation Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Continue to study options for a truck routes through town	X	X	X	X	X	City	\$5,000	General Funds, Grants
Improve Curry St. to provide aesthetic link to Hwy 19	X	X	X	X	X	City	\$500,000	General Funds, Grants
Land Use Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Continue to refine historic preservation ordinance & design regulations	X	X	X	X	X	City	\$2k	General Fund/RDC Dues
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	included	General Fund/RDC Dues



Sale City

Community Agenda



Town of Sale City Vision

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

Vision Statement

“In the future, the Town of Sale City will continue to work at improving the quality of life of its residents by:

Improving the City's Infrastructure

- Install an additional well
- Upgrade existing water lines
- Install additional fire hydrants
- Improve drainage along roads and ditches
- Study feasibility of providing a localized sewer system for downtown

Preserving Cultural and Historical Resources

- Increase cultural awareness
- Preserve historic properties

Improving Community Services and Facilities

- Obtain additional police cruiser
- Upgrade recreational facilities
- Provide additional playground facilities
- Create a city library
- Increase the number of sidewalks

Improving the Variety of Available Housing

- Encourage the development of moderate income housing
- Encourage the development of rental properties”



Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

Historic Downtown

Description

The character of the Sale City Downtown is depressing. Due to lack of sewer, no new businesses can start up in a downtown building because the lots they reside on, lack the amount of area required for a septic system and a localized sewer system is expensive. The area does have a few historic structures that look rundown; however they do not appear to be structurally unsound.

Appropriate Land Uses

Commercial and office uses only will be encouraged in the historic downtown area.

Zoning Compatibility

- C-1 Neighborhood Business District
- C-2 Central Business District

Quality Community Objectives Pursued



To help protect and enhance the historic downtown area the Town of Sale City will be pursuing these 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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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 Strategies

- Explore options for alternatives to traditional sewer
- Streetscape improvements

Historic Residential Neighborhood

Description

This area in Sale City surrounds the downtown area on three sides and consists mostly of homes that are potentially or definitely historic. Many of these older homes are still in great condition without too many alterations that can't fairly easily be undone.

Appropriate Land Uses

Residential infill development that is compatible with the surrounding homes.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Multiple Family Residential



Quality Community Objectives Pursued

To help protect and enhance the historic character of this neighborhood area, the Town of Sale City will be pursuing these 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.
- **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, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **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.

Implementation Strategies

- Review zoning ordinances to ensure compatibility of infill development

Modern Residential

Description

The overall character of the area can be classified as primarily residential and intended to accommodate the majority of the expected residential growth in the city. The area is located in parts of the city



experiencing a high volume of transition to residential development.

Higher development densities are encouraged because of the availability of supportive infrastructure. The area may be suitable for neighborhood level commercial activity provided it is developed within the character of the neighborhood.

Open space and master planned developments are encouraged that set aside open space and retain the rural characteristics of the city. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses associated with increased population densities.

Appropriate Land Uses

Residential Development at varying densities is the primary use compatible with this area. Neighborhood level commercial activity is acceptable as long as it is compatible with the character of the surrounding neighborhood. Recreational facilities are compatible and encouraged.

Zoning Compatibility

- R-1 Single Family Residential
- R-2 Single Family Residential
- C-1 Neighborhood Commercial

Quality Community Objectives Pursued

The following Quality Community Objectives should be pursued:

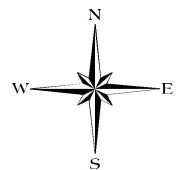
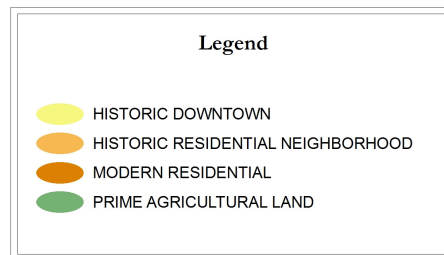
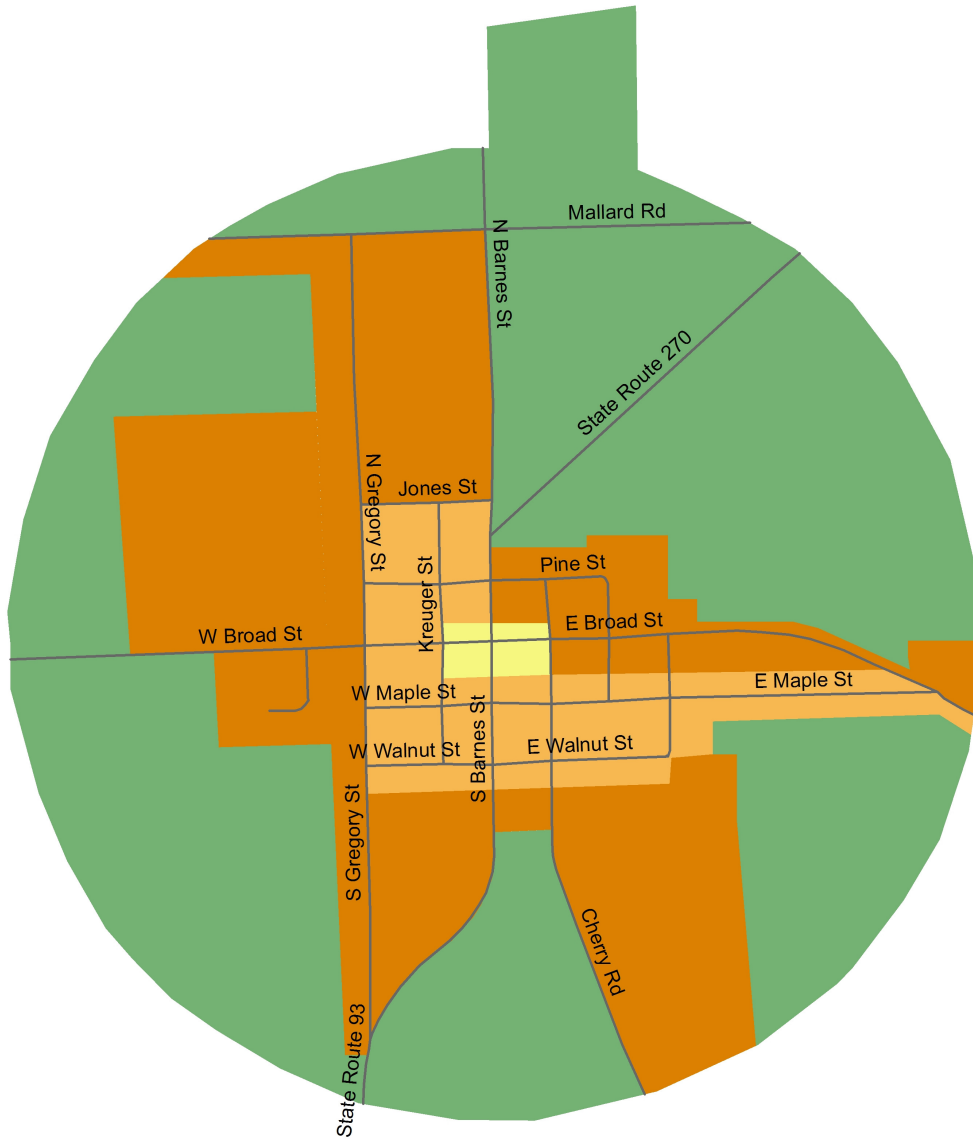
- **Infill Development:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Housing Choices:** 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, 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 Strategies

- Review ordinance to allow compatible infill development and compatible neighborhood commercial

Town of Sale City

FUTURE DEVELOPMENT MAP





Sale City Issues & Opportunities

- Make improvements to water distribution system (well) and lines to allow for hydrants
- Increase housing availability
- Increase housing variety (encourage development of affordable housing)
- More sidewalks. Especially ADA accessible
- Encourage development of downtown
- Localized sewer for downtown
- Need new police cruiser
- Get a town library
- Increase heritage awareness
- Upgrade existing rec. facilities
- Get more rec. equipment
- Need improved storm water drainage along roadways and ditches



Goals & Policies

Economic Development

Goal: *Rehabilitate and increase private investment in the Downtown.*

Policies

- Encourage development in the downtown
- Investigate a localized sewer system for downtown

Housing

Goal: *Sale City will provide a diverse mix of housing opportunities to all residents within quality neighborhoods.*

Policies

- Work closely with the Southwest Georgia Housing Task Force
- Provide a variety of housing choices
- Investigate housing availability in town

Natural and Cultural Resources

Goal: *The Town of Sale City will protect and enhance its historic character.*

Policies

- Encourage rehabilitation of historic structures.
- Increase heritage awareness.

Community Facilities and Services

Goal: *Provide the residents of Sale City and existing and potential businesses with the necessary public utilities to live and do business.*

Policies

- Improve the water distribution system to provide for fire hydrants.



- Maintain an ample water supply.

Goal: *Provide and maintain adequate parks and recreational facilities for the people of Sale City.*

Policies

- Improve and maintain existing parks

Goal: *Provide a safe and inviting environment for the residents of Sale City*

Policies

- Provide adequate police coverage in Sale City
- Assess and prioritize the drainage problems in Sale City
- Investigate areas in need of beautification

Goal: *Maintain adequate library services for the residents of Sale City.*

Policies

- Work closely with the DeSoto Trail Regional Library system.

Transportation and Circulation

Goal: *Provide safe transportation routes throughout town for motorized and non-motorized forms of transportation.*

Policies

- Provide an interconnected network of ADA compliant sidewalks
- Maintain safe streets and intersections with good signage throughout town

Land Use

Goal: *Maintain proactive ordinances and subdivision regulations in the Town of Sale City.*

Policies

- Review and revise existing ordinances to institute some best management practices to ensure developments fit the character of their location and positively contribute to the quality of life in Sale City.

Town of Sale City Short Term Work Program 2008-2012

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Develop a Downtown Development Authority	X	X				City	\$5,000	General Fund
Request UGA to conduct a master plan for downtown area	X	X				City	\$2,000	General Fund
Investigate a localized sewer system for the downtown area	X					City	\$4,000	Rural Community Assistance Partnership
Housing Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Investigate affordable housing opportunities	X	X	X	X	X	City	Staff Time	General Fund
Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Organize a historical committee	X					City	N/A	N/A
Locate a historic marker in the city		X				City	\$1,000	General Fund
Investigate National Register nomination for downtown		X	X	X		City/Historical Committee	N/A	N/A
Investigate residential structures for national register nomination		X	X	X	X	City/Historical Committee	N/A	N/A
Increase heritage awareness	X	X	X	X	X	City/Historical Committee	N/A	N/A
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Improve & maintain existing parks	X	X	X	X	X	City	\$3k/yr	Grants/General Fund
Provide adequate police coverage	X	X	X	X	X	City	\$40k/yr	Grants/General Fund
Assess & prioritize drainage problem locations	X	X	X	X	X	City	\$4k	Grants/General Fund
Continue to look for ways to improve library	X	X	X	X	X	City/DeSoto	N/A	N/A
Investigate & prioritize areas in need of beautification	X	X	X	X	X	City	N/A	N/A
Transportation & Circulation Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Place a caution light at hwy 93 and Broad St.	X	X	X	X	X	City/DOT	\$40,000	General Fund/DOT
Maintain safe streets & intersections w/ good signage	X	X	X	X	X	City/DOT	\$4k	General Fund/DOT
Provide ADA compliant sidewalks	X	X	X	X	X	City	\$25k	General Fund/DOT/Grants
Land Use Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$2k	General Fund/RDC Dues

