

FINAL

MARION COUNTY - BUENA VISTA
COMPREHENSIVE PLAN 2011-2031

COMMUNITY AGENDA

October, 2010

Marion County Board of Commissioners

Kevin Brown
George Neal, Jr., Chairman
Larry Ogan
Mary Jo Page
Dennis Thompson

Judy Summers, County Clerk

Buena Vista Mayor and City Council

Ralph T. Brown, Jr., Mayor
Yoshanda L. Chinn
Jill Deslauriers
Stacey Thomas Martinez
Bernard Murray
Gladys Thomas

Brenda McAllister, City Clerk

Assistance provided by
River Valley Regional Commission
228 West Lamar Street
Americus, Georgia 31709

A RESOLUTION TO ADOPT
THE GREATER MARION COUNTY COMPREHENSIVE PLAN 2011-2031

WHEREAS; in accordance with the Georgia Planning Act of 1989, provisions of said Act codified at O.C.G.A. 36-70-1 and regulations promulgated by the State pursuant thereto in the form of Standards and Procedures for Local Comprehensive Planning, the Marion County Board of Commissioners, working in conjunction with the City of Buena Vista, prepared and, in 1995, adopted the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations the Marion County Board of Commissioners and the City of Buena Vista prepared and, in 2007, adopted the Partial Update 2008-2010 to the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations a twenty-year comprehensive plan has now been prepared by the Marion County Board of Commissioners and City of Buena Vista in the form of the "Greater Marion County Comprehensive Plan 2011-2031", and

WHEREAS; the "Greater Marion County Comprehensive Plan 2011-2031" has been deemed by appropriate review agencies to satisfy state-mandated Standards and Procedures for Local Comprehensive Planning.

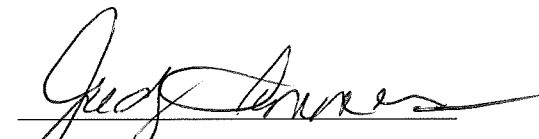
NOW, BE IT THEREFORE RESOLVED; that the Marion County Board of Commissioners adopt the "Greater Marion County Comprehensive Plan 2011-2031".

Duly resolved this 12th day of October, 2010

MARION COUNTY
BOARD OF COMMISSIONERS



George Neal, Jr., Chairman


WITNESS

A RESOLUTION TO ADOPT
THE GREATER MARION COUNTY COMPREHENSIVE PLAN 2011-2031

WHEREAS; in accordance with the Georgia Planning Act of 1989, provisions of said Act codified at O.C.G.A. 36-70-1 and regulations promulgated by the State pursuant thereto in the form of Standards and Procedures for Local Comprehensive Planning, the Buena Vista City Council, working in conjunction with the Marion County Board of Commissioners, prepared and, in 1995, adopted the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations the City of Buena Vista and Marion County Board of Commissioners prepared and, in 2007, adopted the Partial Update 2008-2010 to the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

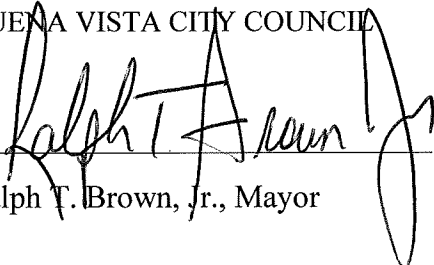
WHEREAS; pursuant to said regulations a twenty-year comprehensive plan has now been prepared by the City of Buena Vista and Marion County Board of Commissioners in the form of the "Greater Marion County Comprehensive Plan 2011-2031", and

WHEREAS; the "Greater Marion County Comprehensive Plan 2011-2031" has been deemed by appropriate review agencies to satisfy state-mandated Standards and Procedures for Local Comprehensive Planning.

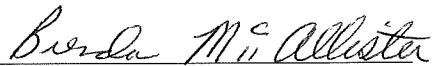
NOW, BE IT THEREFORE RESOLVED; that the Buena Vista City Council adopt the "Greater Marion County Comprehensive Plan 2011-2031".

Duly resolved this 5th day of October, 2010

BUENA VISTA CITY COUNCIL



Ralph T. Brown, Jr., Mayor



WITNESS

TABLE OF CONTENTS

Introduction	
Community Issues and Opportunities	1
Community Vision	
Character Area Definition	4
Marion County:	
Future Development Map	6
Character Area Narrative	7
City of Buena Vista:	
Future Development Map	14
Character Area Narrative	15
Quality Community Objectives	23
Implementation Program	25
Short Term Work Program 2011-2014	
Marion County	26
City of Buena Vista	30
Reports of Accomplishments 2008-2010	
Marion County	33
City of Buena Vista	34
Policies	35

INTRODUCTION

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a public process involving community leaders and stakeholders in making key decisions about the future of the community. It is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure the plan is implemented.

The Community Agenda consists of three major components, all prepared with public and stakeholder involvement as laid out in the previously developed Community Participation Program. The result is a concise, user-friendly document usable for day-to-day decision-making by community leaders as they work toward achieving the desired future of the community.

- A. Community Issues and Opportunities - The final, locally agreed upon, list of issues and opportunities the community intends to address. The potential issues and opportunities identified in the Community Assessment were revised, added and deleted on the basis of stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities is followed-up with corresponding implementation measures in the Implementation Program.
- B. Community Vision - a picture of what the community desires to become, including a complete description of the development patterns to be encouraged.
 1. Future Development Map - a delineation of major character areas covering the entire community. The character areas recommended in the Community Assessment have been revised, added and/or deleted on the basis of stakeholder input reflecting preferences for future development patterns.
 2. Character Area Defining Narrative - a carefully worded description of the specific vision for each character area. This defining narrative includes the following information:
 - A written description that make it clear what types, forms, styles, and patterns of development are to be encouraged in each area,
 - A listing of specific primary land uses or zoning categories to be allowed in each area,
 - A listing of the Quality Community Objectives that will be pursued in each area, and
 - Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

- C. Implementation Program - the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan.
 - 1. Short Term Work Program – identification of specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.
 - 2. Policies - the local governments will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

ISSUES AND OPPORTUNITIES

HOUSING

Issues

Substandard housing

Neighborhood blight

Inadequate housing choice/options, especially for special needs populations

High incidence of mobile homes (and consequential effects; property maintenance, storm susceptibility, tax base depletion)

Opportunities

Enhanced code enforcement (housing, environmental/lot and building)

Development of housing development/redevelopment/rehabilitation

program(s) Development of residential construction trade training program

Promotion of homeownership (and homeowner education)

COMMUNITY FACILITIES AND SERVICES

Issues

Maintenance/expansion of local government services/infrastructure in the face of a diminishing property tax base (resulting, at least in part from increasing mobile home presence)

Inadequate space for Senior Citizens Center

Retention/enhancement of health care services

Limited public recreation opportunities

Opportunities

Identify additional external sources of revenue/funding

New housing development options and/or taxation policy for mobile homes

Develop appropriate, adaptive reuse(s) for vacated middle and high schools

Enhanced recreation opportunities

Proactive measures to protect critical facilities from disasters

ECONOMIC DEVELOPMENT

Issues

General skill level of labor force hinders industrial recruitment
Perennial “brain drain” of the most promising high school graduates
Historically low education attainment (and consequential social issues)
 Competitive disadvantage in economic development
 Limited employment options and low incomes
 At-risk youth population
 Child abuse/neglect
 Lack of parental involvement
 Illegal and illicit drug use
 Work ethic
Vacant downtown storefronts
Accessible, marketable industrial park
Communication/cooperation between industry and community
Investment/venture capital for business start-up

Opportunities

Increased community support for adult education, Family Connections, et al.
Increased anti-drug message
Expansion of mentoring programs, tutoring, after-school programs
Develop additional youth development opportunities such as scouting, Junior Achievement, etc.
Development of adult and youth leadership programs
Business/industrial incubator
Identify site for industrial park development
Prepare for/construct speculative industrial building
Expand marketing campaign (hunter-appreciation event, etc.)
Restoration and expansion of economic activity downtown
Marketing of airport as an economic development tool

NATURAL AND CULTURAL RESOURCES

Issues

Potential degradation/loss of natural and cultural resources

Opportunities

Definitive location and regulatory protection of:
 Historic and archaeological resources
 plant and animal species of special concern
Nominate districts for National Register of Historic Places
Protect largest concentration of prime farmland from development
Develop Kinchafoonee Lake/public fishing area

LAND USE

Issues

Potential for misdirected growth (and adverse impact on community's commercial core)
General blighting influences/aesthetics

Opportunities

Wholesale review (and revision as necessary) of land use plans/zoning ordinances
Maintain viable, compact and intact municipal area

TRANSPORTATION

Issues

Lack of community identity
Need for public transit

Opportunities

Develop community gateways/entranceways
Development of a financially self-sustaining transit service
Support Interstate 14 proposal (to follow current route of GA 26)

INTERGOVERNMENTAL

Issues

Local communications

Opportunities

Meetings between decision-making entities: county, city, boards, commissions, authorities
Regular town hall meetings
Develop dynamic (shared or separate) local government web site

CHARACTER AREA DEFINITION

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics,
- May evolve into a unique area under specific and intentional guidance,
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots,
- Features such as landscaping, parking, driveways, accessory structures,
- Street design,
- Intensity of development,
- Building location, dimensions, and orientation,
- Types and quantities of natural features,
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character, rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors,
- Bodies of water, such as lakes, rivers and streams,
- Wetlands, floodplains and floodways,
- Habitats,
- Mountains or areas with steep slopes

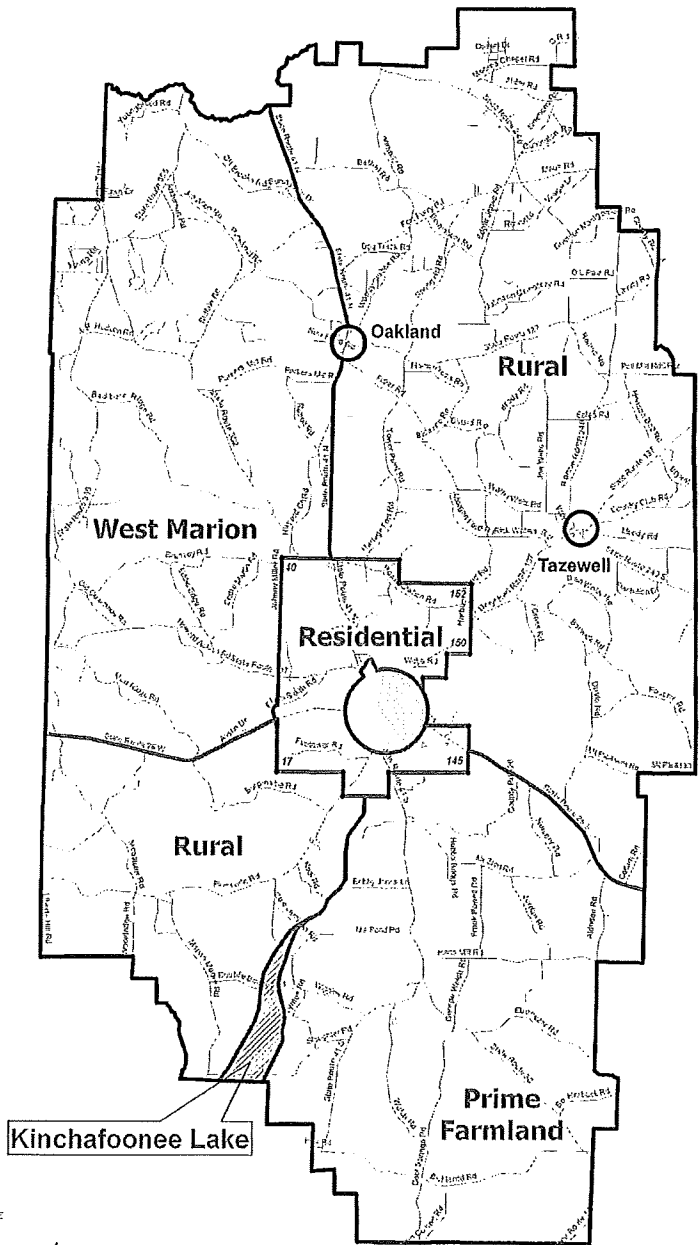
Open spaces are a third type of character area. There may be areas that are vacant or sparsely settled; neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into any of three categories:

- Agricultural production,
- Open space, and
- Future development areas.

Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.

Marion County Character Areas



D:\Complan\Map\Full\Home_Gov\Map\CharacterAreas.mxd

KINCHAFOONEE LAKE

Description

This sliver in the southwest corner of the county consists of a heavily wooded buffer on both sides of portions of Lanahassee Creek and Kinchafoonee Creek. Because of the potential for flooding, development is nominal. The area consists of acreage depicted in a series of 1970s-era studies as backwater from Kinchafoonee Lake proposed for Webster County. Although not mapped the character area would include an even smaller sliver of backwater along Dry Creek which comprises the irregular county boundary due west of the mapped area.

Vision

This area is envisioned as the northern-most reach of Kinchafoonee Lake at high pool enhancing recreational and housing opportunities, and generally stimulating economic activity in the community.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Housing Opportunities
Regional Cooperation
Regional Identity

Primary Land Uses

Residential development along the water's edge and in immediate vicinity
Commercial catering to lake activity/development
Recreation

Development Strategy

Maintaining current land use(s) to minimize future lake development cost

* for definitions see page 23

OAKLAND

Description

Oakland is an established crossroads community located at the juncture of state routes 41 and 127. Very limited commercial services are available and a fire department is housed here. Otherwise, the area is a small residential development.

Vision

The community envisions Oakland with a slightly expanded role as a crossroads community in the midst of a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of north Marion residents and highway traffic.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Historic Preservation
Housing Opportunities
Infill Development
Sense of Place

Primary Land Uses

Residential
Commercial
Public

Development Strategy

Landscaped entranceway signage (identifying grocery, fire hall)
Lighting at highway juncture
Allow the minimum lot size permissible under Health Department regulations
Target area for public roadway enhancements (additional road paving activity)
Revise zoning ordinance as necessary

* for definitions see page 23

PRIME FARMLAND

Description

Soils in this area are generally well-suited to urban development, field crops, hay, pasture and woodland. The community's largest expanses and concentrations of "level" terrain and open, cultivated farmland are found in this area. Prime farmland is defined by the U.S. Department of Agriculture as lands that produce the highest agricultural yields with minimal inputs of energy and money, and farming such lands results in the least damage to the environment. Although there is some acreage meeting this definition located along Ga. Highway 41 extending a few miles north of Buena Vista, the community's largest concentration of prime farmland is in the southeast corner of the county. Local interior roads have peak traffic counts of approximately 250 vehicles per day. State route 41 S has volumes of 900 near the county line and 2,500 near the city limits; traffic volume along 26 E is approximately 2,100 per day.

Vision

The vision for the southeast quadrant is limited development and maintenance of the county's most intensive row crop and horticultural activity.

Quality Community Objectives*

- Appropriate Businesses
- Employment Options
- Environmental Protection
- Heritage Preservation
- Open Space Preservation
- Regional Identity
- Sense of Place

Primary Land Uses

- Agriculture
- Horticulture
- Forestry
- Wildlife management area

Development Strategy

- Limit and manage new development
- Community's largest minimum lot size (5+ acres)
- Encourage deep building setbacks
- Minimal local roadway enhancements (widening, paving)
- Revise zoning ordinance as necessary

* for definitions see page 23

RESIDENTIAL

Description

Soils in the area are well-suited to urban development, field crops, hay, pasture and woodland. The gently rolling terrain is heavily wooded. There are small pockets of residential development widely distributed; the largest being on the city's southeast perimeter. Because of proximity to the city and so much of the area roadway being state routes the traffic volume is locally significant.

Vision

The vision is for higher density residential development proximate to the City of Buena Vista to help sustain the economic core of the community, and to better manage costs associated with providing public services.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Environmental Protection
Growth Preparedness
Heritage Preservation
Housing Opportunities
Infill Development
Open Space Preservation
Sense of Place

Primary Land Uses

Residential – single and multi-family
Recreation

Development Strategy

Minimum lot size allowed by Health Department; even smaller where sanitary sewer available
Target area for public roadway enhancements (additional road paving activity)
Encourage sanitary sewer service extension into the current city perimeter
Encourage subdivision development with conservation/cluster design
Revise zoning ordinance as necessary

* for definitions see page 23

RURAL

Description

The northeast half of the unincorporated area has a combination of soils generally well-suited to urban development and moderately-suited to hay, pasture and woodland. Development has been limited to single-family housing distributed almost exclusively along roadways. Residential density is approximately 1 residence per 90 acres. Development is heaviest in the northeast corner where the ratio is approximately 1:70. This portion of the character area attracted an influx of residents between 1990 and 2000 and as a result became among the county's two most developed unincorporated areas. This same portion of the area is home to a significant number of protected plant and animal species in Georgia, and an even larger number are of Special Concern. Mobile homes/manufactured housing comprise much of the housing stock. The gentle rolling terrain has numerous attractive vistas. Highest traffic volume is approximately 600 vehicles per day along the state routes in the interior, increasing to 1,250 on 41 N and 2,100 on 26 E.

The southwest corner of the county has soils well-suited for urban development and moderately-suited for hay and woodland. With the exception of an elementary school campus near the Buena Vista city limits, development has been limited to single-family housing. Development is even sparser than the northeast quadrant, and again generally dotting the roadside. The major interior roadway (Pineville Road) has a traffic count of approximately 550 vehicles per day. Larger daily traffic volumes are 2,800 on 26 W and 2,500 on 41S. The overwhelming land use/ground cover throughout the Rural character area is forest.

Vision

The community envisions preserving the sparsely developed, heavily forested, rural character as an important quality-of-life resource.

Quality Community Objectives*

Environmental Protection
Heritage Preservation
Open Space Preservation

Primary Land Uses

Agriculture, horticulture, forestry and accessory uses and buildings
Single-family dwellings
Seasonal produce stand selling locally grown products
Wildlife management area

Development Strategy-Implementation Measures

Limit and manage new development
Minimal local roadway enhancements (widening, paving)
Maintain "large" minimum lot sizes (five acres) with "deep" front set-back requirements
Any subdivisions to utilize conservation/cluster design, visually buffered from roadway
Revise zoning ordinance as necessary

* for definitions see page 23

TAZEWELL

Description

Tazewell is an established (once incorporated) crossroads community located at the intersection of state routes 137 and 240. Very limited commercial services are available and a fire department is housed here. Otherwise, the area is a small residential concentration.

Vision

The community envisions Tazewell with a slightly expanded role as a crossroads community in the midst of a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Historic Preservation
Housing Opportunities
Infill Development
Sense of Place

Primary Land Uses

Residential
Commercial
Public

Development Strategy

Landscaped entranceway signage (grocery, fire hall)
Allow the minimum lot size permissible under Health Department regulations
Target area for public roadway enhancements (additional road paving activity)
Revise zoning ordinance s necessary

* for definitions see page 23

WEST MARION

Description

West Marion exhibits the greatest contrast among the community's unincorporated character areas. The northern third attracted a large percentage of the population surge of the 1990s, resulting in the highest density level in the county's unincorporated area; currently averaging approximately one residence/40 acres. This same portion of the area is home to a significant number of the state's protected plant and animal species, and an even larger number of species of Special Concern. The balance of the area (lower two-thirds) is the least developed in the county; currently averaging approximately one residence/180 acres. The gently rolling terrain is very heavily forested with several large acreage tracts. Available traffic count data ranges from 150 vehicles per day in the south to 2,000 vehicles per day at the north county line (state route 365). Daily traffic volume on 41 N is 1,250 and 2,800 on 26 W.

Vision

The community envisions preserving the sparsely developed, heavily forested, rural character to protect sensitive habitat and limit diminution of quality of life as a result of proximity the increasing military activity on Fort Benning.

Quality Community Objectives*

- Environmental Protection
- Heritage Preservation
- Open Space Preservation
- Regional Cooperation
- Regional Solutions

Primary Land Uses

- Agriculture, horticulture, forestry and accessory uses and buildings
- Seasonal produce stand selling locally grown products
- Wildlife management area
- Outdoor recreation activities
- Single-family residential (limited)

Development Strategy

- Disclosure ordinance (requiring real estate agents to inform prospective buyers of proximity to Fort Benning military reservation)
- Limited development
- Minimal local roadway enhancements (widening, paving)
- Maintain "large" minimum lot sizes (five acres) with "deep" front set-back requirements
- Revise zoning ordinance as necessary

* for definitions see page 23

BAKER STREET

Description

Baker Street is a stable neighborhood characterized by well-maintained houses with shallow setbacks, ranging from late nineteenth to mid-twentieth century on small, tree-shaded lots. Streets are laid in a grid pattern complemented with sidewalk. The character of the area is such that it is potentially eligible for National Register historic district designation.

Vision

The vision is to preserve the small, well-maintained residential character of the neighborhood.

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Traditional Neighborhood

Primary Land Use

Single family residential

Development Strategy

Encourage architecturally compatible infill development
Enforcement of an R-1 zoning district

* for definitions see page 23

BURGIN NEIGHBORHOOD

Description

Originally intended to serve as an industrial park, trees were removed and the area was developed with water, sanitary sewer and paved streets. The site was never attractive for such use; however, and sits vacant.

Vision

The Burgin Neighborhood is envisioned as a new residential development with onsite/stick-built, owner-occupied housing.

Quality Community Objectives*

Employment Opportunities
Growth Preparedness
Housing Opportunities
Traditional Neighborhood

Primary Land Use

Single family residential
Neighborhood park

Development Strategy

Develop neighborhood master plan for site-built housing
Secure funding for housing construction
Use this opportunity to develop a construction trades training program
Provide homeowner education program(s)
Secure down payment assistance
Revise zoning ordinance as necessary

* for definitions see page 23

COMMERCIAL CORRIDOR

Description

The commercial corridor is currently home to some commercial activity; dry goods, bank, home heating gas sales, but remains mostly undeveloped. Because of the terrain site development requires significant grading/filling, but location on the major east-west thoroughfare and proximity to downtown is attractive.

Vision

The commercial corridor is intended to supplement economic activity of the adjoining Downtown character area by providing larger commercial acreage/parking needs not available on the courthouse square.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Heritage Preservation
Infill Development

Primary Land Use

Commercial

Development Strategy

Develop design standards to limit view of parking lots
Streetscape enhancements linking to downtown

* for definitions see page 23

DOWNTOWN

Description

The Downtown character area is one city block deep on all four sides of the courthouse square. The courthouse, listed on the National Register of Historic Places, sits in the middle of the square on the highest elevation in the city and serves as the focal point of the area. The square is graced with late nineteenth to mid-twentieth century store fronts. Many of these buildings have awnings, share party walls and are separated from the street edge by sidewalk. Although the downtown commercial core has been preserved, there are vacant storefronts around the courthouse square. The area is eligible for listing on the National Register of Historic Places as a commercial district, or as part of a larger mixed district. There are some vacant lots on the back sides of this district.

Vision

The vision for this area is preservation and restoration of the historic commercial core of the community, and maintenance of high density development compatible with the existing commercial architecture.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Heritage Preservation
Infill Development
Regional Identity
Sense of Place

Primary Land Use

Commercial

Development Strategy

Placement of historic or period street lighting and coordinated store front awnings
Promotion of tax credits for historic preservation
Secure funding for facade grants
Nominate the eligible district for the National Register of Historic Places
Develop innovative financial assistance program to attract new businesses to vacant store fronts
Better Hometown Program

* for definitions see page 23

GENEVA ROAD

Description

The area straddling 41 N is a mixed-use neighborhood; residential, industrial, commercial (retail, service and office) medical, public works and the county jail. Some properties exhibit blight. Most housing is substandard; houses on Industrial Road have varying orientations to the street.

Vision

Mixed-use redevelopment is proposed for the city's northwest gateway.

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Housing Opportunities
Infill Development

Primary Land Use

Mixed uses

Development Strategy

Develop a master plan for the area
Enhanced code enforcement activity (building, housing, environmental)
Promote infill development with conventional/site-built housing
Pursue housing assistance program(s)
Determine need for urban redevelopment plan
After the proposed jail is constructed demolish current jail(s) and public works complex and clear site(s)
Revise zoning ordinance

* for definitions see page 23

GREENSPACE

Description

The community is located along the southern boundary of the Fall Line, the transition between two distinct geologic areas; the rolling terrain of the Piedmont and flat terrain of the Coastal Plains. Development in the city has occurred along linear ridges where the limited flat/level acreage is concentrated. Areas between these ridges are generally not conducive to development because significant variations in slope require higher site preparation costs. This topography impedes interconnectivity, contributing to a number of dead-end residential streets. Because of the absence of development these areas retain natural vegetative cover.

Vision

Maintenance of the natural, undeveloped condition, with possible limited recreation development

Quality Community Objectives*

Environmental Protection

Open Space

Primary Land Use

Recreation

Development Strategy

Preservation of natural state

* for definitions see page 23

MILLER AVENUE NEIGHBORHOOD

Description

Neighborhood and housing conditions are declining in the west-central area of the city. The tree-shaded neighborhood has a moderate degree of building separation with variations in housing type and front yard setback.

Vision

Redevelopment as an attractive residential neighborhood

Quality Community Objectives*

Housing Opportunities

Infill Development

Primary Land Use

Single-family residential

Development Strategy

Enhanced code enforcement activity (building, housing, environmental)

Promote infill development with conventional/site-built housing

Pursue housing assistance program(s)

Provide homeowner education program(s)

Consider urban redevelopment plan development and implementation

Develop construction trades training program

OLIVER STREET

Description

Located along the northeast entrance this residential area consists of contemporary, mid-twentieth century housing with deep front yard setbacks and shaded lots.

Vision

The vision for this area is preservation of the contemporary residential character

Quality Community Objectives*

Housing Opportunities

Infill Development

Primary Land Use

Single family residential

Development Strategy

Enhanced housing and environmental code enforcement

* for definitions see page 23

SOUTH RESIDENTIAL

Description

Housing in the south half of Buena Vista is a mix of various conditions; new and old, conventional construction and mobile homes, various orientations, varying front yard setbacks, standard, substandard and dilapidated housing interspersed with other blighting influences. Because of terrain there is very little street interconnectivity; most streets are dead end. The area is heavily shaded, sidewalk is limited to the two state routes which essentially constitute the east and west boundaries of the area.

Vision

Redevelopment is proposed for this large area.

Primary Land Use

Residential

Quality Community Objectives*

Housing Opportunities

Infill Development

Development Strategy

Enhanced code enforcement activity (building, housing, environmental)

Promote infill development with conventional/site-built housing

Pursue housing assistance program(s)

Provide homeowner education program(s)

Consider urban redevelopment plan development and implementation

Develop construction trades training program

* for definitions see page 23

QUALITY COMMUNITY OBJECTIVES - DEFINITIONS

Appropriate Businesses

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

Educational Opportunities

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

Employment Options

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

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

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, and sanitary 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.

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Housing Opportunities

A range of housing size, cost and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

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.

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.

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 development of a transportation network.

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.

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Sense of Place

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.

Traditional Neighborhood

Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

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.

IMPLEMENTATION PROGRAM

Marion County Short Term Work Program

Fiscal Year 2011-2015

Project/Activity	Fiscal Year				Amount	Funding		Responsible Party
	'11	'12	'13	'14		'15	Source	
Housing								
Enhanced code enforcement activity (substandard housing, blighting influences)	X	X	X	X	X	General Fund	Code Enforcement	
Use web page to promote housing/environmental code compliance (fire hazard/pre-disaster mitigation)	X	X	X	X	X	General Fund	Code Enforcement	
Pursue housing rehabilitation assistance	X	X	X	X	\$500K/yr.	CDBG, CHIP, USDA-RDA	BOC	
Support homebuyer education workshops	X	X	X	X	\$5K	Fort Valley State Flint Energies	Family Connections	
Implement joint city/county effort to address community's special and assisted housing needs	X	X			\$2M+	HUD, USDA-RDA Housing Authority	BOC, City Council, Family Connections, Housing Authority	
Implement YouthBuild concept (GED/education, construction trades training, housing development, employment, leadership development)		X			\$150K/yr.	CDBG DOL HUD	Family Connections, BOC, City Council, Development Authority	
Community Facilities and Services								
Negotiate interconnection with adjoining county water system for back-up/emergency		X			\$100K+	Enterprise/General Fund, GEFA	BOC	
Road paving/resurfacing	X	X	X	X	±\$200K/yr.	General Fund SPLOST, DOT	BOC	
Resurface GA 41 (7 miles)			X		\$2.2M	DOT	DOT	

Replace sheriff's patrol vehicles	X		X	X		\$25K ea.	Police Grants, General Fund	BOC
SO equipment needs; radios, video cameras and radar units		X		X		\$5K ea.	Police Grants, General Fund	BOC
Investigate feasibility/options for providing public transit service	X	X				Staff time	Staff time	BOC
Replace EMS vehicles		X		X		\$90K ea.	General Fund Hospital Authority	BOC
Economic Development								
Activate leadership development programs (adult and youth)	X					Staff time	Staff time	CofC, Development Authority
Develop hunter-appreciation day		X				Staff time	Staff time	BOC, City Council, CofC,
Design and implement a job development initiative (RLF, entrepreneur development/business incubator, employer recruitment program, industrial park site selection, airport enhancement)	X	X				Staff time	Staff time	Development Authority, BOC, City Council, CofC,
Develop a community initiative to reduce "brain drain", e.g. Junior Achievement concept	X	X	X			Staff time	Staff time	CofC, BOE, Development Authority
Publicize natural, cultural and historic resources; via web page, post on state Film, Music, and Digital Entertainment database	X	X	X	X		Staff time	Staff time	BOC
Support I-14 proposal	X	X	X	X		Staff time	Staff time	BOC
Use enhanced web page to market airport, vacant industrial buildings,		X	X	X		Staff time	Staff time	Development Authority
Get positioned to promptly develop industrial spec building when needed	X	X	X	X		Staff time	Staff time	Development Authority
Natural and Cultural Resources								
Support development of Kinchafoonee Lake (and public fishing area)	X	X	X	X		Staff time	Staff time	BOC

Request DNR to locate protected plant/animal species for reference in land use decisions	X					Staff time	Staff time	BOC
Land Use								
Perform comprehensive review of zoning ordinance and revise as necessary	X					Staff time	Staff time	Planning Commission BOC
Develop gateways at county entrances, Oakland and Tazewell		X	X			\$50K	Donations, DOT	BOC
Intergovernmental								
Investigate and pursue best options to improve communications with residents; flyers, internet, etc.	X					Staff time	Staff time	BOC
Initiate regular meetings between local public boards, commissions and authorities	X	X	X	X	X	Staff time	Staff time	BOC
Implement periodic Town Hall meetings	X	X	X	X	X	Staff time	Staff time	BOC

**City of Buena Vista
Short Term Work Program
Fiscal Year 2011-2015**

Project/Activity	Fiscal Year				Funding		Responsible Party	
	'11	'12	'13	'14	'15	Amount		Source
Housing								
Enhanced code enforcement activity (substandard housing, blight)	X	X	X	X	X	Part of P&Z budget	General Fund	City Council, Code Enforcement
Pursue housing rehabilitation assistance	X	X	X	X	X	±\$500K/yr.	CDBG, CHIP, USDA-RDA	BOC
Implement joint city/county effort to address community's special and transitional housing needs	X	X	X			\$400K	HUD, USDA-RDA, Housing Authority	City Council, BOC, Family Connections
Pursue funding for housing development in Burgin Character Area, and redevelopment/rehabilitation elsewhere	X	X	X			\$2M+	HUD, USDA-RDA	City Council
Implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)	X	X	X			\$150K/yr.	CDBG, DOL	Family Connections, City Council, BOC
Support homebuyer education workshops	X	X	X	X	X	\$5K	Fort Valley State Flint Energies	Family Connections
Community Facilities and Services								
Use web page to promote housing/ environmental code compliance (fire hazard/pre-disaster mitigation)	X	X	X	X	X	Staff time	Staff time	Code Enforcement
Pursue funding with which to develop health/emergency clinic	X	X	X	X	X	\$250K+	Health District USDA-RDA	City Council, BOC, Family Connections

Enhance recreation program (facilities, equipment)		X		X		\$25K-\$50K/yr.	General Fund SPLOST	City Council
Secure ladder truck for fire department				X		\$75K	USDA-RDA SPLOST	Fire Chief
Replace one fire apparatus					X	\$35K	FEMA Fire Grant USDA-RDA SPLOST	Fire Chief
General fire department improvements; acquire/replace equipment, tools	X	X	X	X		\$10K/yr.	USDA-RDA	Fire Chief City Council
Resurface parking area of Josh Gibson Youth and Family Center			X			\$35K	General Fund SPLOST, DOT	City Council
Complete renovation of Josh Gibson Youth and Family Center					X	\$500K	USDA-RDA SPLOST	City Council
Investigate development of a Boys and Girls Club	X	X				Staff time	Staff time	Family Connections, City, BOC
Sidewalk construction	X					\$280K	DOT-TE	City Council
Wholesale renovation of municipal water plant				X		\$700M	GEFA	City Council
Replace well on Industrial Drive					X	\$125K	GEFA	City Council
Construct a dedicated water main serving Tyson Foods			X			\$60KM	GEFA	City Council
Other water system improvement needs; well replacements, dead-end service lines, replacement of deteriorated and undersized lines				X		\$1M	GEFA	City Council
Renovation/upgrade of lift stations/force mains				X		\$100Kea	GEFA	City Council
Wholesale upgrade to wastewater treatment plant				X		\$1M	GEFA	City Council
Construct public safety building for police and fire departments (current insufficient space for both departments)			X			\$550K	USDA-RDA SPLOST	City Council

Economic Development									
Design and implement a job development initiative (RLF, entrepreneur development/business incubator, employer recruitment program, industrial park site selection, airport enhancement)	X	X					Staff time	Staff time	Development Authority, City Council, BOC, CofC,
Pursue Better Hometown designation			X				Staff time	Staff time	City Council, CofC
Create Downtown Development Authority		X					Staff time	Staff time	City Council
Use web page to support mentoring program	X	X	X	X	X		Staff time	Staff time	Family Connections
Develop dynamic web page	X	X				\$500	General Fund		City Council
Activate leadership development programs (adult and youth)	X						Staff time	Staff time	CofC, Development Authority
Work with poultry processor and solid waste hauler to eliminate spillage of renderings/waste in city during transit	X	X					Staff time	Staff time	City Council
Natural and Cultural Resources									
Pursue district nomination to National Register of Historic Places		X	X				Staff time	Staff time	CofC
Land Use									
Comprehensive review of zoning ordinance and revise as appropriate	X	X					Staff time	Staff time	City Council
Intergovernmental									
Initiate regular meetings between local public boards, commissions and authorities	X	X	X	X	X		Staff time	Staff time	BOC
Implement periodic Town Hall meetings	X	X	X	X	X		Staff time	Staff time	BOC

Marion County
Partial Update 2008-2010 Short Term Work Program

Year	Project	Status
2008	Promote GED on county web site	web site now being developed; rolled-over
2008	Place link to Family Connections on county web site-provide other support	working with Flint Electric on web site development
2008	Institute first-time home-buyer education program	program is operating and rolled-over into update
2008	Renovate courthouse	repaired roof, windows and installed elevator
2008	Pursue development of incubator	funding not available; project rolled-over
2008	Perform existing industry survey	chamber reorganization hampered survey; it is no longer a priority
2008	Airport improvements and marketing	currently pursuing funds; activity rolled-over
2008	Identify and implement options for use of current industrial park	Site is proposed for residential use in plan update; must identify alternative park site
2008	Establish town hall meetings, at least quarterly	have convened as needed but not on regular schedule; is rolled-over into update
2008	Establish at least quarterly meetings between decision-making entities	not yet achieved; rolled-over into update
2008	Resurface Pineville Rd. (Woolridge-McAllister/Kinch Cr. at Pineville)	completed
2008	Wholesale review of future land use and zoning ordinance/map: prime farmland, residential nodes, residential compatibility, et al.	completed
2008	Expand DARE-type education beyond 5 th grade level	no external funding could be secured, pursuing alternative programs in update
08-09	Entrepreneur Friendly Community designation	completed
08-09	Attract rural health clinic	activity continues; rolled-over into update
08-09-10	Operating within financial constraints, expand recreation program	progressing; activity rolled-over into update
08-09-10	Retain options for public transit funding	discussed by commission on at least two occasions; operating cost is preventing commitment
08-09-10	Institutionalize hazard mitigation into capital facility planning	have not performed any capital facility planning during period
08-09-10	Incorporate support for Scouting, Junior Achievement, etc. programs into mentoring, ASTEP, etc.	activity rolled-over into update
08-09-10	Identify and pursue source to capitalize RLF	activity rolled-over into update
2009	Implement capital improvements budgeting	Have not implemented capital improvements budget; delayed indefinitely
2009	Develop gateways	activity rolled-over into update
2009	Pursue DNR approval of public fishing area	activity rolled-over into update
2009	Resurface Ft. Perry Rd. (Stubbs/Ga. 240)	resurfaced as funds were available
09-10	Pursue speculative industrial building	industrial park site has fallen out of favor, must find appropriate site for proposed building
09-10	Marketing program to attract retirees	economic conditions preclude initiative
2010	Initiate development plans for county office space	in process; have relocated
2010	Resurface Barwick Rd. (Ga. 240/CR 155)	insufficient funds
2010	Perform historic resource survey	rural area surveyed in 2008
2010	Update Comprehensive Plan	in process

City of Buena Vista
Partial Update 2008-2010 Short Term Work Program

Year	Project	Status
2008	Miller Road sanitary sewer extension	completed
2008	Expand recreation program services	discussions continue; activity rolled over into update
2008	Create internet web site	municipal staffing limitations prevented development
2008	Place link to Family Connections on city web site-provide other support (space costs, etc.)	municipal staffing limitations prevented development of web site
2008	Institute first-time home-buyer education program	program is operating and rolled-over into update
2008	Ga. 41 lift station*	new pumps 2009; more work needed
2008	Well at city shop*	well was closed
2008	Complete zoning ordinance	complete
2008	Develop subdivision ordinance	complete
2008	Establish town hall meetings, at least quarterly	rolled over into plan update
2008	Resurface 4 th Ave (5 th Ave. east)	no funding available
2008	Resurface 3 rd Ave. (Baker/west end of 2 nd)	no funding available
2008	Expand DARE-type education beyond 5 th grade level	no external funding could be secured, pursuing alternative programs in update
08-09-10	Enhance housing/building code enforcement	lost momentum; rolled-over into update
08-09-10	Support Post Office efforts to secure additional space	no longer a USPO initiative due to funding constraints
08-09-10	Institutionalize hazard mitigation into capital facility planning	staffing limitations has delayed capital budget development
08-09-10	Investigate and pursue housing assistance options	2009 CHIP application not funded
2009	Implement capital improvements budgeting	staffing limitations has delayed capital budget development
2009	Develop gateways	local civic club developed
2009	Well at Industrial Blvd(park)*	well was closed
2009	Tyson elevated tank*	no funding available
2009	Resurface 2 nd Ave.	20% with funding available
2009	Resurface Crawford St. (Geneva/2 nd)	no funding available
09-10	Continue rehabilitation of Josh Gibson Center	exhausted available funding
2010	Baby's Dream elevated tank*	no funding available
2010	Rodgers Street well*	completed
2010	Well at school board (Josh Gibson)*	completed
2010	Perform historic resource survey	(rural area was surveyed); National Register District nomination proposed in plan update
2010	Resurface 7 th Ave. (Broad/Church)	no funding available
2010	Resurface Burkhalter Ave. (Baker/Putville)	no funding available

* numerous additional utility infrastructure needs are identified in '02-'03 utility study

POLICIES

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

Housing

- 1 We will attempt to reduce substandard or dilapidated housing in our community.
- 2 We will support infill housing development in existing neighborhoods.
- 3 We will seek affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- 4 We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- 5 We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- 6 We will seek opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Facilities and Services

- 1 Our community will encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- 2 We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- 3 We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- 4 The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- 5 We will continue to promote investment in parks and open space to enhance the quality of life for our citizens.

Economic Development

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

Natural and Cultural Resources

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

Land Use

- 1 Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- 2 We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- 3 We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 4 Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 5 We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- 6 Our gateways and corridors will create a "sense of place" for our community.
- 7 We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- 8 Creation of recreational facilities is important to our community.
- 9 We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- 10 We support new land uses that enhance housing options in our community.

Transportation

- 1 We will target transportation improvements to support desired development patterns for the community.
- 2 We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).

Intergovernmental Coordination

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

A RESOLUTION TO ADOPT
THE GREATER MARION COUNTY COMPREHENSIVE PLAN 2011-2031

WHEREAS; in accordance with the Georgia Planning Act of 1989, provisions of said Act codified at O.C.G.A. 36-70-1 and regulations promulgated by the State pursuant thereto in the form of Standards and Procedures for Local Comprehensive Planning, the Marion County Board of Commissioners, working in conjunction with the City of Buena Vista, prepared and, in 1995, adopted the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations the Marion County Board of Commissioners and the City of Buena Vista prepared and, in 2007, adopted the Partial Update 2008-2010 to the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations a twenty-year comprehensive plan has now been prepared by the Marion County Board of Commissioners and City of Buena Vista in the form of the "Greater Marion County Comprehensive Plan 2011-2031", and

WHEREAS; the "Greater Marion County Comprehensive Plan 2011-2031" has been deemed by appropriate review agencies to satisfy state-mandated Standards and Procedures for Local Comprehensive Planning.


NOW, BE IT THEREFORE RESOLVED; that the Marion County Board of Commissioners adopt the "Greater Marion County Comprehensive Plan 2011-2031".

Duly resolved this 12th day of October, 2010

MARION COUNTY
BOARD OF COMMISSIONERS



George Neal, Jr., Chairman


WITNESS

A RESOLUTION TO ADOPT
THE GREATER MARION COUNTY COMPREHENSIVE PLAN 2011-2031

WHEREAS; in accordance with the Georgia Planning Act of 1989, provisions of said Act codified at O.C.G.A. 36-70-1 and regulations promulgated by the State pursuant thereto in the form of Standards and Procedures for Local Comprehensive Planning, the Buena Vista City Council, working in conjunction with the Marion County Board of Commissioners, prepared and, in 1995, adopted the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations the City of Buena Vista and Marion County Board of Commissioners prepared and, in 2007, adopted the Partial Update 2008-2010 to the "Marion County-City of Buena Vista Comprehensive Plan 1995-2015", and

WHEREAS; pursuant to said regulations a twenty-year comprehensive plan has now been prepared by the City of Buena Vista and Marion County Board of Commissioners in the form of the "Greater Marion County Comprehensive Plan 2011-2031", and

WHEREAS; the "Greater Marion County Comprehensive Plan 2011-2031" has been deemed by appropriate review agencies to satisfy state-mandated Standards and Procedures for Local Comprehensive Planning.

NOW, BE IT THEREFORE RESOLVED; that the Buena Vista City Council adopt the "Greater Marion County Comprehensive Plan 2011-2031".

Duly resolved this 5th day of October, 2010

BUENA VISTA CITY COUNCIL



Ralph T. Brown, Jr., Mayor



WITNESS