

**BE IT RESOLVED:**


**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

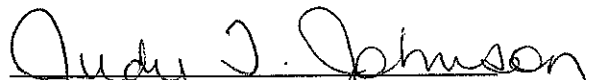
**WHEREAS**, the Community Agenda for the City of Porterdale's Comprehensive Plan, was prepared in accordance with the Minimum Planning Standards and Procedures; and

**NOW, THEREFORE, BE IT RESOLVED** by the City of Porterdale, Georgia dated April 2011, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution

Read and adopted in this called meeting of the City Council, held this 28th day of June, 2011.

ATTEST:

  
\_\_\_\_\_  
Bobby D. Hamby, Mayor

  
\_\_\_\_\_  
Judy T. Johnson, City Clerk

## City of Porterdale Community Agenda

### Community Vision

Porterdale is a historic mill town with a small town sense of togetherness and great pride in our past. Our connection to the Yellow River and village character makes Porterdale a great community for the friendly and talented people who live here. We want to protect our history and restore our town to its former vibrancy by focusing on our strengths as a late 1800s mill town on the Yellow River. Our vision of the future includes:

[Illustration 1—see attached “Porterdale agenda images” for planned image]

- Developing a park by the Yellow River that provides activities for people of all ages to enjoy the river and the outdoors adjacent to downtown;

[Illustration 2— see attached “Porterdale agenda images” for planned image]

- Preserving the historic structures that can be restored, removing irreparable and dilapidated structures, and developing infill guidelines that ensure that new development fits the historic style and character of Porterdale;
- Fostering small businesses in the core downtown area, such as retail, restaurants, grocery and pharmacy;
- Restoring the city gymnasium to honor its historic past while creating a modern facility that provides a place for the community to gather and participate in activities; and
- Cleaning, repairing and maintaining the streets, sidewalks, yards, houses, storefronts and river so that people can walk around town and enjoy Porterdale’s history and natural resources.

### Character Areas<sup>1</sup>

- **Historic Porterdale Town Center**: The town center character area is the heart and soul of Porterdale. It is located along the Yellow River at the geographic center of the community.

**Illustration 3**— see attached “Porterdale agenda images” for planned image]

- Development Patterns
  - Concentrate development in the centralized, traditional historic Porterdale downtown.
  - Prohibit sprawling development outside of the traditional historic downtown.
  - Require infill and new development to be in the same style and character as the existing historic building stock.
- Specific Land Uses
  - Commercial
  - Residential as part of mixed use development
  - Office and institutional
- Quality Community Objectives
  - Sense of Place
  - Heritage Preservation
  - Housing Opportunities
- Implementation Strategies
  - Finalize Porterdale historic district and launch the city historic preservation commission.
  - Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations.
  - Develop and adopt infill development standards that ensure new construction is consistent with the character and style of Porterdale.

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<sup>1</sup> See Map 1 for the location of specified character areas.

- Identify important, historic places with markers explaining the historical significance.
  - Develop plan to identify resources to help owners restore structures in disrepair.
  - Motivate the members of the downtown development authority to receive relevant training.
  - Encourage the downtown development authority to focus on bringing businesses to town that serve residents but also attract visitors.
- **Yellow River:** – The Yellow River, its banks, shoals, and wetlands, make up the river’s character area. The Porterdale Mill was located along the Yellow River because of the need for hydropower and as a result the river runs adjacent to the heart of town, falling over a run-of-river dam onto the rocky riverbed below. This character area needs protection from potential negative impacts of future development.

**[Illustration 4—** see attached “Porterdale agenda images” for planned image]

- Development Patterns
  - Use Yellow River to attract river recreation-related businesses to Porterdale.
  - Leave vacant land adjacent to the Yellow River undeveloped.
- Specific Land Uses
  - Recreation
- Quality Community Objectives
  - Open Space Preservation Objective
  - Sense of Place Objective
  - Growth Preparedness Objective
  - Regional Identity Objective
  - Environmental Protection Objective
  - Regional Cooperation Objective
- Implementation Strategies
  - Plan and develop a downtown riverfront park that includes safe access to the Yellow River.
  - Connect riverfront park trails to the Newton County trail system.
  - Attract businesses to downtown that relate to the river, such as outdoor outfitters, raft and kayak outfitters and fishing related businesses.
- **Rose Hill:** The Rose Hill character area is the historic African-American residential area, built by the Porter Mill. This neighborhood still retains several original homes and a former school building.

**[Illustration 5—** see attached “Porterdale agenda images” for planned image]

- Development Patterns
  - Require infill of new residential development be in the style and scale of existing structures.
- Specific Land Uses
  - Residential
  - Office or institutional in former school building that maintains the character and style of the building and is compatible with the residential area.
- Quality Community Objectives
  - Sense of Place Objective
  - Heritage Preservation Objective
  - Housing Opportunities Objective
  - Traditional Neighborhood Objective
- Implementation Strategies
  - Identify resources to help owners restore historic residential units and other structures.

- Inventory original Rose Hill community structures and include structures on both the historic resources map and inventory and in the Porterdale National Historic Register district.
    - Finalize Porterdale historic district and launch the city historic preservation commission.
    - Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations.
    - Develop and adopt infill development standards that ensure new construction is consistent with the character and style of Porterdale.
    - Identify Rose Hill with markers explaining the historical significance.
- **Osprey Historic Mill:** The Osprey historic mill area is the mill just north and slightly west of the town center. This area is not along the Yellow River but rather tucked in with the historic residential neighborhood.
  - Development Patterns
    - Remain as operating mill.
    - Require mixed use development similar to Porterdale Mill Lofts if mill ceases to operate.
  - Specific Land Uses
    - Industrial textile mill
    - Neighborhood commercial
    - Future residential
    - Office and institutional
  - Quality Community Objectives
    - Sense of Place Objective
    - Heritage Preservation Objective
    - Environmental Protection Objective
    - Growth Preparedness Objective
    - Appropriate Business Objective
    - Employment Options Objective
    - Housing Choices Objective
  - Implementation Strategies
    - Work with downtown development authority to maintain operating mill.
    - Research available incentives and other programs.
    - Develop plan for redevelopment of site if necessary.
    - Finalize Porterdale historic district and launch the city historic preservation commission.
    - Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations.
    - Develop and adopt infill development standards that ensure new construction is consistent with the character and style of Porterdale.
    - Identify important historic places with markers explaining the historical significance.
- **Historic Porterdale Mill Residential:** This character area includes the neighborhood around the old mill and along and off of Broad Street (GA Hwy 81). This residential area spans both sides of the Yellow River and is adjacent to the suburban residential character area and the conservation character area.

**[Illustration 6—** see attached “Porterdale agenda images” for planned image]

- Development Patterns
  - Restore and maintain existing structures

- Require infill construction to be in the style and of similar scale to existing structures.
  - Specific Land Uses
    - Residential
  - Quality Community Objectives
    - Traditional Neighborhood Objective
    - Infill Development Objective
    - Sense of Place Objective
    - Heritage Preservation Objective
    - Growth Preparedness Objective
    - Housing Choices Objective
  - Implementation Strategies
    - Finalize Porterdale historic district and launch the city historic preservation commission.
    - Develop a program of oral history of Porterdale and its textile heritage to share with visitors, tourists and future generations.
    - Develop and adopt infill development standards.
    - Identify important historic places with markers explaining the historical significance.
    - Identify resources and help owners restore historic residential units and other structures.
- **Commercial Corridor:** The commercial corridor character area describes the area primarily located southeast of the center of town along the Covington Bypass.
  - Development Patterns
    - Develop and maintain high-density mix of retail, office, services and restaurants to serve the residents and visitors to Porterdale.
    - Require development be in character with historic downtown Porterdale. Examples include:
      - Use red brick building materials with stone or stucco as ornamental accents.
      - Maintain low, monument style signage.
    - Focus site design focus on keeping the corridor's natural look. Examples include:
      - Shared parking to reduce curb cuts.
      - Earthen berms.
      - Dense vegetation for screening from the right of way.
      - Parking on the side and rear of buildings.
  - [Illustration 7— see attached “Porterdale agenda images” for planned image]**
  - Specific Land Uses
    - Commercial
    - Office and institutional
    - Residential as part of mixed use development
  - Quality Community Objectives
    - Appropriate Business Objective
    - Open Space Preservation Objective
    - Environmental Protection Objective
    - Employment Options Objective
    - Growth Preparedness Objective
    - Housing Choices Objective

- Implementation Strategies
  - Train the members of the downtown development authority in the powers and tools available to them.
  - Encourage downtown development authority to focus on attracting businesses to town that serve residents but also bring in visitors who enjoy history and are seeking access to the river.
  - Work with Newton county and regional economic development organizations to attract appropriate businesses and developments.
  - Review and update land development and land use ordinances to ensure the type of development desired.
  - Adopt architectural design standards to ensure that new development is compatible with the existing architectural style and character of Porterdale.
  - Ensure adequate water and sewer service to the area.
- **Commercial Node:** The commercial node character area is located where GA Hwy 81 and the Covington Bypass and Crowell Road intersect on the southwest side of Porterdale, on the west side of the Yellow River.
  - Development Patterns
    - Concentrate development in a node around the intersection similar to downtown Porterdale at the intersection of Broad Street (Hwy 81) and the Yellow River.
    - Develop and maintain high-density mix of retail, office, services and restaurants to serve the residents and visitors to Porterdale.
    - Require development be in character with historic downtown Porterdale. Examples include:
      - Use red brick building materials with stone or stucco as ornamental accents.
      - Maintain low, monument style signage.
      - Fix signage on buildings over entryway and use small signs in keeping with historic intown signage.
    - Focus site design on creating nodal development. Examples include:
      - Place buildings close to the road with parking at the rear and sides of structure.
      - Connect parking lots to reduce the need for multiple curb cuts.
      - Building front facades should face or address the corners.
      - Plant trees and plants throughout site and parking lot.
      - Connect sidewalks to sites.

[Illustration 8— see attached “Porterdale agenda images” for planned image]

- Specific Land Uses
  - Commercial
  - Office and institutional
  - Residential as part of mixed use development
- Quality Community Objectives
  - Appropriate Business Objective
  - Growth Preparedness Objective
  - Employment Options Objective
- Implementation Strategies
  - Work with the Georgia Department of Transportation to complete planned intersection improvements.
  - Reexamine downtown development authority boundaries to see if including this area is appropriate.

- Train the members of the downtown development authority in the powers and tools available to them.
  - Focus downtown development authority on attracting businesses to town that serves residents but also bring in visitors who enjoy history and access to the river.
  - Work with Newton county and regional economic development organizations to attract appropriate businesses and developments.
  - Review and update land development and land use ordinances to allow for the type of development desired.
  - Adopt architectural design standards to ensure that new development is compatible with the existing architectural style and character of Porterdale.
  - Ensure adequate water and sewer service to the area.
- **Conservation:** The conservation character area is described as the area of undeveloped land along the Yellow River. This includes some areas nestled in with the golf course to the north of Porterdale.

**[Illustration 9—** see attached “Porterdale agenda images” for planned image]

- Development Patterns
    - Maximize preservation of open space.
    - Limit development to low impact residential uses in appropriate areas.
    - Require all development be appropriate for the conditions in the area and not negatively impact the Yellow River and other environmentally sensitive resources.
  - Specific Land Uses
    - Recreation
    - Low impact residential uses
  - Quality Community Objectives
    - Open Space Preservation Objective
    - Environmental Protection Objective
    - Growth Preparedness Objective
    - Housing Opportunities Objective
    - Regional Identity Objective
  - Implementation Strategies
    - Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas.
    - Develop and adopt low impact residential development standards.
    - Develop a green space plan. Identify areas to be permanently conserved.
- **Golf Course:** The golf course character area is to the north of the Porterdale town center and is accessed by driving north along Crowell Road. It is an 18-hole course and is open to the public.
    - Development Patterns
      - Maintain open space
      - Remain as a golf course.
    - Specific Land Uses
      - Commercial recreational
    - Quality Community Objectives
      - Appropriate Business Objective
      - Open Space Preservation Objective
    - Implementation Strategies
      - Work with owner to ensure success including reviewing incentives and other programs.
      - Develop redevelopment plan for the area for if it becomes necessary.

- **Suburban Residential:** The suburban residential character area consists of suburban style residential development that is within the city limits but was not part of historic Porterdale. There are suburban residential areas on both sides of the Yellow River.

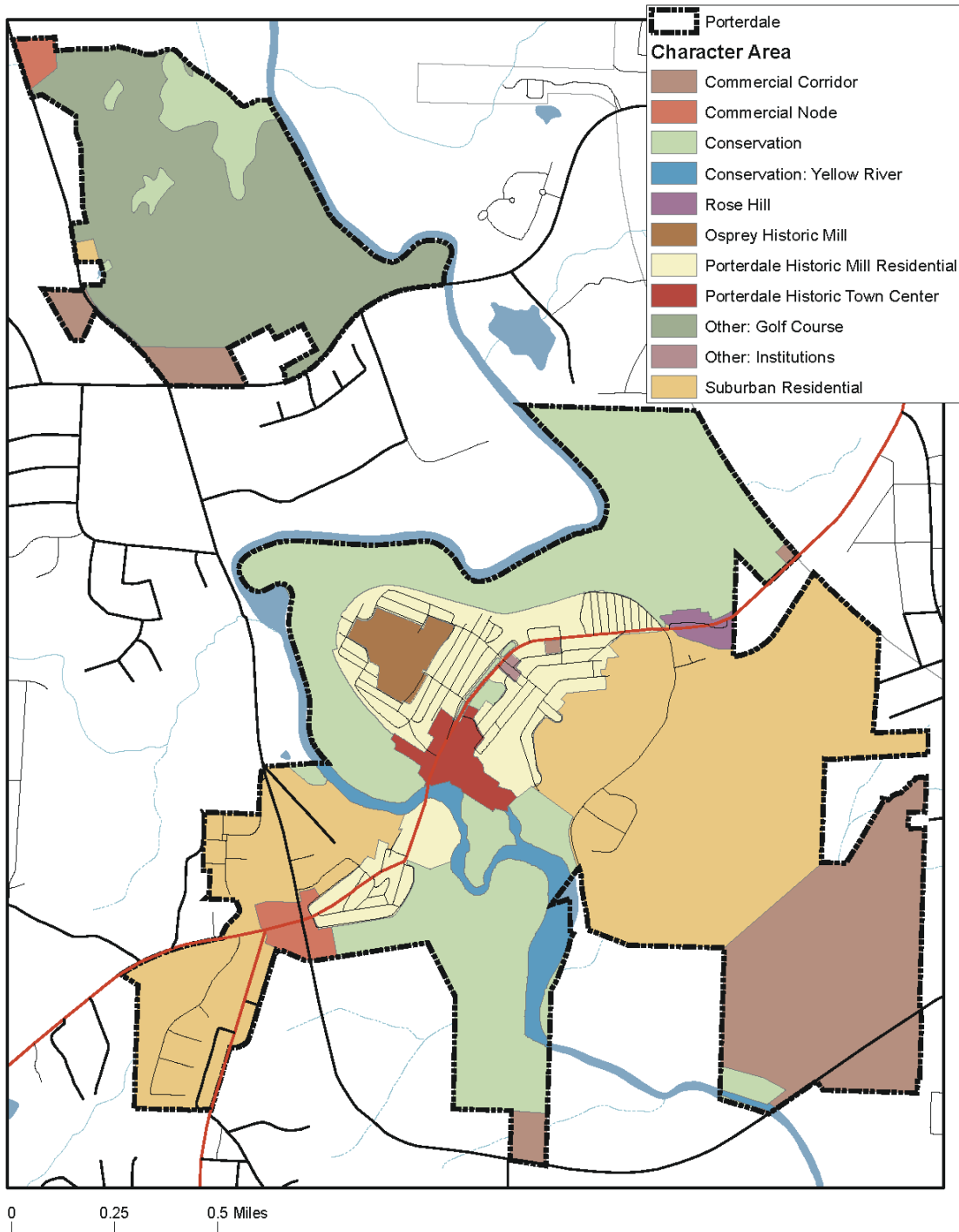
[Illustration 10— see attached “Porterdale agenda images” for planned image]

- Development Patterns
    - Maintain residential nature by ensuring with the structures, site development, and street layout patterns are compatible with and in the character of the historic residential areas in the city of Porterdale.
    - Maximize preservation of open and green space.
  - Specific Land Uses
    - Residential
    - Office and institutional that maintains the character of the area as residential
  - Quality Community Objectives
    - Housing Opportunities Objective
    - Growth Preparedness Objective
    - Infill Development Objective
    - Transportation Alternatives Objective
    - Open Space Preservation Objective
  - Implementation Strategies
    - Review and update land development and land use ordinances to allow for the type of desired development.
    - Adopt architectural design standards to ensure that new development is compatible with the existing architectural style and character of Porterdale.
    - Develop a green space plan and identify areas to be permanently conserved
    - Ensure adequate water and sewer service to the area.
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- **Institutions:** This area primarily consists of city and school board facilities.
    - Development Patterns
      - Maintain consistent with existing development and uses
    - Specific Land Uses
      - Office and institutional
    - Quality Community Objectives
      - Appropriate Business Objective
      - Growth Preparedness Objective
      - Employment Options Objective
    - Implementation Strategies
      - Review and update land development and land use ordinances to allow for the type of development desired.
      - Adopt architectural design standards to ensure that new development is compatible with the existing architectural style and character of Porterdale.
      - Develop a green space plan and identify areas to be permanently conserved
      - Ensure adequate water and sewer service to the area.



**Map 1: Porterdale Character Areas**

### City of Porterdale Character Areas



## Community Issues and Opportunities

- **Population**

- Issues
  - *Declining population:* The overall population of Porterdale has been declining and is predicted to continue to decline at a rate of 7-9% each decade through 2030.
  - *Loss of longtime residents:* The population over the age of 55 is projected to decline significantly in the next 20 years.
  - *Concentrated poverty:* Porterdale and Covington have the highest concentrations of poverty in Newton County.
- Opportunities
  - *Growth in population of young families:* The number of young families and children has been increasing at a steady rate, with the fastest growth in the age group of 35-44 year olds.
  - *Increased income:* Both the household income and per capital income are projected to increase steadily in the future.
  - *Infill housing:* The city should develop sets of blue prints for the ideal infill housing options that are in keeping with the historic mill character
- Strategies
  - Preserve the past by recording the oral histories of Porterdale and its textile heritage.
  - Encourage the active involvement of the young families in the community by developing activities for this population.
  - Create additional amenities for residents and visitors such as parks and public access to the Yellow River.
  - Develop public-private partnerships to support the needs of residents living in poverty

- **Housing**

- Issues
  - *Decreasing availability:* The number of historic housing units is in decline due to the age of the housing, neglected maintenance and lack of improvements necessary for upkeep.
  - *Dramatic changes:* The overall housing situation in Porterdale is in flux and is expected to continue to change. While old housing stock is still present, there has been an increase in construction of single-family homes and multi-unit facilities.
  - *Cost burden:* The projections show that in 2030 the majority of people will be paying more than 30% of their income to housing costs, and 35% of people will be paying more than half of their income to housing costs.
  - *Dilapidated housing:* Many of the old homes from the mill era are dilapidated and need to be repaired or torn down. Absentee landlords and vacancy are the primary causes.
  - *Rental property:* More than 50% of the homes in Porterdale are renter occupied.
- Opportunities
  - *Increasing multi-unit availability:* The conversion of the Porterdale Mill to loft apartments and condominium units has resulted in a significant increase of residential units adjacent to the river.
  - *Infill:* Construct new residences in the traditional neighborhoods, as well as build new homes in the suburban residential character area.
- Strategies
  - Identify resources to help owners restore structures in disrepair.

- Develop mixed use redevelopment plan that is similar to the renovated Porterdale Mill Lofts that can be implemented in the event the still operating mill closes.
    - Develop and enforce ordinances and codes that address dilapidated housing.
    - Complete a detailed housing study to document which homes are vacant and in need of restoration.
    - Create infill development ordinance that requires infill to meet certain standard requirements that ensure new construction is compatible with the style and character of existing historic structures.
- **Economic Development**
  - Issues
    - *Commuting workers:* With the closing of the mills and the lack of new jobs created in town, more than 90% of Porterdale residents commute outside the city to work.
    - *Declining tax base:* The sales and use tax revenue has been declining at about 5% a year since 2007 and is expected to continue to decline, although less significantly.
    - *Lack of grocery store:* Porterdale does not have a grocery store for its residents.
    - *Limited activities for young people:* There are very few activities for the younger population.
  - Opportunities
    - *Regional cooperation:* Porterdale participates in regional economic development organizations such as a Joint Development Authority.
    - *Space availability:* Porterdale has available retail space.
    - *Opportunity zone:* Porterdale is working on qualifying as an opportunity zone.
    - *Shop Porterdale campaign:* There is no coordinated effort to encourage residents or visitors to support the local economy.
    - *Encourage visitor traffic:* Non-residents drive through Porterdale each day and most do not stop.
  - Strategies
    - Develop business in town to increase tax base.
    - Increase participation in Regional Economic Development
    - Build relationships that will lead to participation in economic development projects.
    - Create a task force to implement a Shop Porterdale Campaign.
- **Community Facilities & Services**
  - Issues
    - *Poor response time to fires:* The all volunteer fire department responds to calls on an as needed basis which results in slow response times, therefore, Porterdale has an undesirable insurance ranking.
    - *Capital improvements program:* Porterdale does not have a plan in place to address the needs of current and future development.
    - *Deteriorating storm drainage system:* The storm drainage system is aging and the old terra cotta pipes need to be replaced.
  - Opportunities
    - *Coordinated effort for water and sewage:* Porterdale and Newton County have joined together on water and sewage. The county treats and supplies water, while Porterdale maintains the distribution system within the city limits. Likewise, the county treats wastewater while Porterdale maintains the collection system.

- *Adequate capacity*: Porterdale has adequate capacity for both water and wastewater currently as well as for anticipated future growth.
    - *Old gym*: The old gym is a historic treasure and is highly valued by current and former community residents.
  - Strategies
    - Continue work with the Friends of Porterdale to engage in fund raising efforts to raise money for the renovation of the gym.
    - Set goals for the expansion of other outdoor community facilities such as trails, parks and gardens as well as an outdoor swimming pool.
    - Begin capital improvements program to finance the replacement of infrastructure such as the deteriorating storm drainage system and expansion of the water and sewer distribution system.
    - Investigate alternatives to volunteer fire department.
- **Natural & Cultural Resources**
  - Issues
    - *Lack of open space plan*: Porterdale has no open space plan to indicate how the town's open space ought to be used and preserved.
    - *Loss of historical knowledge*: The people that remember and cherish the thriving and vibrant Porterdale of generations past are dying and their knowledge will be lost.
    - *Dilapidated buildings*: Many of Porterdale's historic structures are in need of repair, especially the gymnasium.
    - *Steep slopes*: There are many steep slopes through the community which make development difficult and for which the city does not currently have ordinances in place to regulate for appropriate development.
  - Opportunities
    - *History*: Porterdale is a late 1800s textile mill town that still retains many of the historic residential, commercial and institutional structures.
    - *Grid layout*: Porterdale's Historic District consists of three mill complexes and the surrounding mill villages, which are laid out on a grid on both sides of a wide boulevard.
    - *Available land*: Porterdale owns more than 50 acres of land along the Yellow River that can be appropriately developed to provide recreational opportunities for residents and visitors.
    - *Connect to the county*: Newton County is building a trail system that will eventually connect the Porterdale Trail with the entire county system.
    - *Possible purchases*: Porterdale has the opportunity to purchase riverside property as it becomes available.
    - *Pet recreation*: There is no space for pet owners to take dogs out and mingle with other pet owners.
  - Strategies
    - Identify with markers the important historic places and stories that exist through the community.
    - Finalize designation as a historic district and include the Rose Hill character area in that historic designation.
    - Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations.
    - Develop appropriate plans and ordinances to address open space, the improvement and preservation of historic structures, and steep slope development.

- Identify open space that is appropriate for use as a dog park.
    - Create a green space plan that includes plans for a recreational park along the Yellow River and identifies future areas for permanent protection.
  - **Land Use**
    - Issues
      - *Lack of citizen involvement*: There is no standard procedure or system by which the public is informed of land use issues, zoning decisions or proposed future development.
      - *Outdated ordinances*: The existing ordinances are out of date and do not adequately serve the needs of the community.
      - *Lack of information*: There is no inventory of vacant sites or buildings that are available for infill or redevelopment.
    - Opportunities
      - *Impact fees*: Porterdale does not currently use impact fees, which generate additional revenue while also ensuring that quality growth and development occurs.
      - *Gateways to town*: The corridors leading to town are not inviting to visitors.
      - *Landscaping*: There are spaces available for landscaping to make the empty or unused spaces around town more aesthetically pleasing.
    - Strategies
      - Review and update as necessary the existing ordinances and design standards so that the laws protect open space
      - Ensure new development is consistent with the style and character of Porterdale's existing historic structures.
      - Train the members of the planning commission on the existing zoning ordinances and codes and support training opportunities to enhance the commission's ability to serve effectively.
      - Use the city's website to notify residents of land use issues, zoning decisions and proposed future development.
      - Create an inventory of available buildings and sites that are appropriate for new economic development.
      - Landscape gateways and available space in visually pleasing manner.
  - **Transportation**
    - Issues
      - *Traffic flow*: The intersection of GA 81 and Crowell Road south of town create significant traffic jams.
      - *Alternative modes of transportation*: There are limited opportunities for transportation within Porterdale other than personal vehicles. In addition, there is no system by which commuters can travel outside of Porterdale other than via car.
      - *GA Highway 81 expansion*: Since GA Hwy 81 runs through the middle of town, any significant expansion will have a negative impact on the character of the historic mill town.
      - *Covered curbs*: Repeated paving of roads without removing the old pavement has created streets that come up to the sidewalk curb. As a result, rain water has no place to run off.
    - Opportunities
      - *Parking*: There is sufficient parking in the town center.
      - *Implementation of bike and pedestrian trails*: Porterdale is planning trails that will connect to the proposed Newton County trail system. Porterdale also



- Ensure new development and construction, both infill and otherwise, is consistent with the character and architectural style of historic Porterdale.
  - Work to restore dilapidated historic structures or remove those that cannot be restored.
- **Economic Development**
  - Empower the DDA and work with regional entities to attract businesses to Porterdale that serve city residents and attract visitors, particularly those that relate to use of the Yellow River.
  - Work to maintain existing businesses and industry.
- **Community Facilities and Services**
  - Ensure adequate infrastructure and services for existing development and areas of potential new development.
- **Transportation**
  - Work closely with Georgia Department of Transportation to complete needed improvements to the transportation system in Porterdale.
  - Continue to improve alternate means of transportation including bike and pedestrian opportunities.
- **Intergovernmental Coordination**
  - Work to maintain and improve relationships with adjacent governing authorities related to shared services and infrastructure.

City of Porterdale Short Term Work Program

| Action/Implementation Strategy  | 2011      | 2012 | 2013 | 2014 | 2015 | Responsible Party            | Cost Estimate | Funding Source |
|---|-----------|------|------|------|------|------------------------------|---------------|----------------|
| <b>Natural &amp; Cultural Resources</b>   |           |      |      |      |      |                              |               |                |
| Finalize Porterdale historic district and launch the city historic preservation commission  | x         |      |      |      |      | City                         | n/a           | local          |
| Develop a program of oral history of Porterdale and its textile heritage to tell visitors, tourists and future generations  |           | x    |      |      |      | City, Friends of P'Dale, HPC | \$1,000       | local          |
| Identify important, historic places with markers explaining the historical significance including the Rose Hill area  |           | x    |      |      |      | City, Friends of P'Dale, HPC | \$5,000       | local, grants  |
| Develop plan to identify resources to help owners restore historic homes and structures in disrepair  |           | x    |      |      |      | City, HPC                    | n/a           | local          |
| Verify that original Rose Hill community structures are included on both the historic resources map and inventory and in the Porterdale National Historic Register district.                    | x         |      |      |      |      | City, HPC                    | n/a           | local          |
| Review development standards and make necessary changes to ensure proper protection of environmentally sensitive areas  | x         |      |      |      |      | City                         | n/a           | local          |
| Develop a green space plan that identifies areas to be permanently conserved.   |           | x    |      |      |      | City                         | \$5,000       | local          |
| Develop ordinance prohibiting development on steep slopes   |           |      | x    |      |      | City                         | n/a           | local          |
| Develop river front park including river access, trails and active recreation including ball field and dog park   |           |      |      | x    |      | City                         | \$500,000     | local, grants  |
| <b>Land use</b>   |           |      |      |      |      |                              |               |                |
| Develop and adopt low impact residential development standards for use in environmentally sensitive areas   |           | x    |      |      |      | City                         | n/a           | local          |
| Train the members of the planning commission on the existing zoning ordinances and codes and support additional training opportunities to enhance the commission's ability to serve effectively | x         |      |      |      |      | City                         | \$1,000       | local          |
| Use the city's website to notify residents of land use issues, zoning decisions and proposed future development   | x-ongoing | x    | x    | x    | x    | City                         | n/a           | local          |
| Develop and enforce ordinances and codes that address dilapidated housing   | x-ongoing | x    | x    | x    | x    | City                         | n/a           | local          |
| Complete a detailed housing study to document which homes are vacant and in need of restoration or repair   |           | x    |      |      |      | City, HPC                    | n/a           | local          |



City of Porterdale Short Term Work Program

| Action/Implementation Strategy   | 2011      | 2012 | 2013 | 2014 | 2015 | Responsible Party | Cost Estimate          | Funding Source |
|--|-----------|------|------|------|------|-------------------|------------------------|----------------|
| <b>Economic Development</b>  |           |      |      |      |      |                   |                        |                |
| Train members of the Downtown Development Authority on their roles, power and tools  | x         |      |      |      |      | City, DDA         | \$1,000                | local          |
| Attract new businesses to Porterdale that serve residents but also attract visitors and grow the tax base                                      | x-ongoing | x    | x    | x    | x    | City, DDA         | \$5,000/year           | local          |
| Attract businesses to downtown that relate to the river, such as outdoor outfitters, raft and kayak outfitters and fishing related businesses. | x-ongoing | x    | x    | x    | x    | City, DDA         | see above              | local          |
| Work with downtown development authority to maintain operating mill through available incentives and other programs                            | x-ongoing | x    | x    | x    | x    | City, DDA         | n/a                    | local          |
| Develop plan for redevelopment of operating mill to provide development guidance if it were to cease operations                                |           |      | x    |      |      | City, DDA, RC     | \$10,000               | local          |
| Work with Newton County and regional economic organizations to attract appropriate business and development to Porterdale                      | x-ongoing | x    | x    | x    | x    | City, DDA         | n/a                    | local          |
| Reevaluate DDA boundary to see if it should be expanded to include the commercial node at the intersection of hwy 81 and Crowell Rd            | x         |      |      |      |      | City, DDA         | n/a                    | local          |
| Work with golf course owners to ensure its continued success including reviewing incentives and other programs                                 | x-ongoing | x    | x    | x    | x    | City, DDA         | n/a                    | local          |
| Create and implement a "Shop Porterdale" campaign  |           | x    |      |      |      | City, DDA, FOP    | not known              | local          |
| Develop an inventory of available buildings and sites that are appropriate for new economic development  |           | x    |      |      |      | City, DDA         | n/a                    | local          |
| <b>Community Facilities and Services</b>   |           |      |      |      |      |                   |                        |                |
| Connect Porterdale trails to the Newton County trail system  |           |      | x    | x    |      | City              | Included in Park Funds | local          |

City of Porterdale Short Term Work Program

| Action/Implementation Strategy   | 2011                           | 2012      | 2013 | 2014 | 2015 | Responsible Party | Cost Estimate | Funding Source                           |
|--|--------------------------------|-----------|------|------|------|-------------------|---------------|--|
| Ensure adequate water and sewer capacity in the areas of anticipated development   |                                | x-ongoing | x    | x    | x    | City              | not known     | local, grants (e.g CDBG, GEFA)           |
| Develop activities for youth and young families  | x                              | x         | x    |      |      | City              | n/a           | local                                    |
| Continue working with the Friends of Porterdale to restore the city gym  | x-ongoing                      | x         | x    | x    | x    | City, FOP, HPC    | \$1,000,000   | local, private sector, grants            |
| Develop plan and set goals for expansion of other community facilities including outdoor facilities  |                                |           | x    |      |      | City              | n/a           | local                                    |
| Begin capital improvements program to plan for financing the repair and expansion of infrastructure including water, sewer and storm water           |                                | x-ongoing | x    | x    | x    | City              | not known     | local, grants (e.g CDBG, GEFA)           |
| Research ways to lower city ISO rating including alternatives to volunteer fire department   |                                | x         |      |      |      | City              | n/a           | local                                    |
| Develop plan to landscape and otherwise enhance with entrance gateways   |                                | x-ongoing | x    | x    | x    | City              | not known     | local, grants (e.g GaDOT gateway grants) |
| Mill streets of excess asphalt built up over time to restore curbs ability to drain storm water  | adopt in budgets from 20x12 on |           |      |      |      |                   |               |  |
| <b>Transportation</b>  |                                |           |      |      |      |                   |               |  |
| Work with Georgia Department of Transportation to complete planned improvements at Hwy 81/Crowell Rd intersection                                    |                                | x         |      |      |      | City              | n/a           | GaDOT                                    |
| Develop bike path and sidewalk plan and implement it to expand alternative transportation options  |                                | x         | x    | x    | x    | City              | not known     | local                                    |
| <b>Intergovernmental Coordination</b>  |                                |           |      |      |      |                   |               |  |
| Establish regular communication with Newton County and other municipalities  | x-ongoing                      | x         | x    | x    | x    | City              | n/a           | local                                    |
| Continue shared services such as water and sewer and investigate improving fire service response through partnering with other governing authorities | x-ongoing                      | x         | x    | x    | x    | City              | n/a           | local                                    |
| Continue meeting with county-wide leadership through the Newton County Leadership Collaborative  | x-ongoing                      | x         | x    | x    | x    | City              | n/a           | local                                    |
| Coordinate with neighboring jurisdictions to improve entrance gateways to the city in those areas outside the city limits                            |                                | x         | x    | x    | x    | City              | n/a           | local                                    |

## Porterdale Agenda Images

1.) Illustration: Historic aerial image of Porterdale as a vibrant mill town.



2.) Illustration: Historic mill village home.



3.) Illustration: Possible new commercial infill that matches the historic mill commercial district with retail on the first floor and apartments on the second.



4.) Illustration: Master Plan for the Yellow River Park.





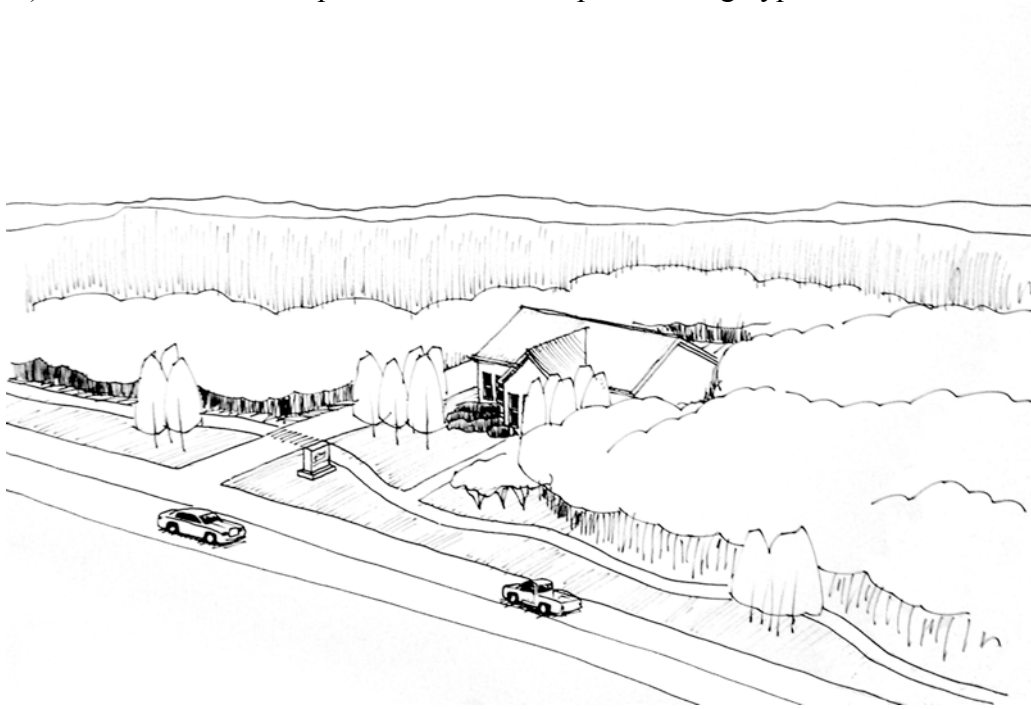
5.) Illustration: Rose Hill School, historic African-American school and neighborhood.



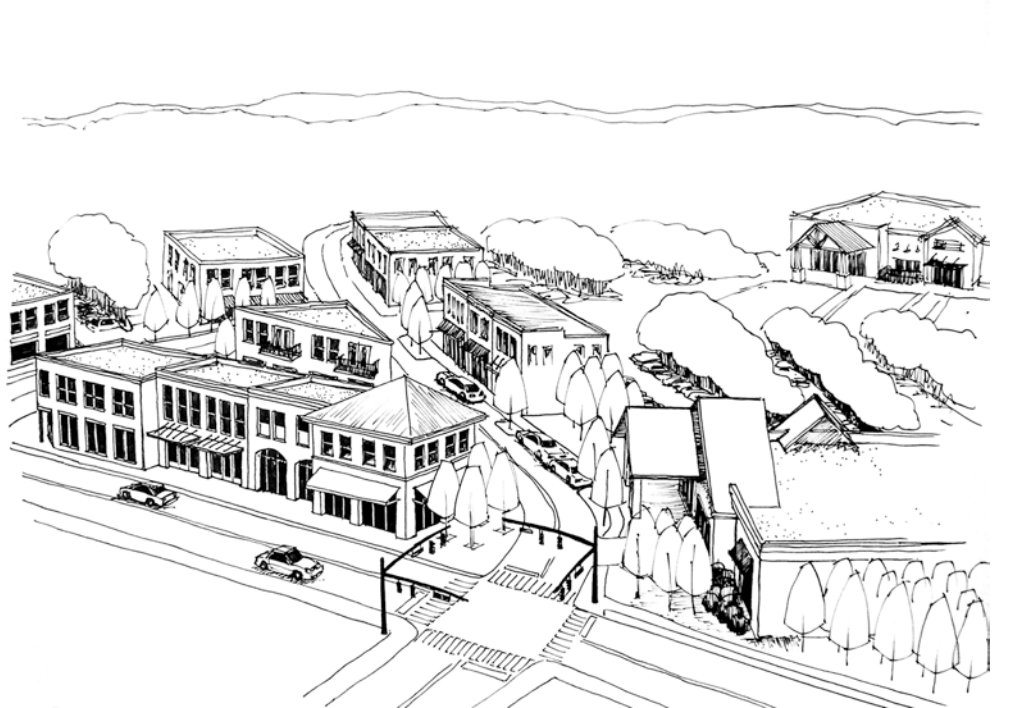
6.) Illustration: Renovated Porterdale Mill into loft apartments.



7.) Illustration: View of possible new development along bypass.



8.) Illustration: Potential Future Commercial Nodal Development





9.) Illustration: “The Yellow River running through the middle of town is our greatest asset. We have to promote the uses of the river.” Mayor Bob Hamby, Visual Preference Survey



10.) Illustration: New Suburban Character Areas: mark on map and insert here