

A RESOLUTION 2017-01

Whereas, the City of Concord has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 13th day of June, 2017.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty year period of 2017-2037.

So resolved this 10th day of October 2017.

City of Concord

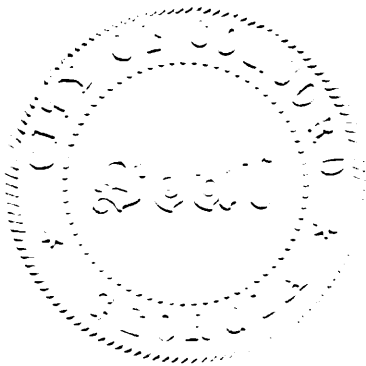


Mayor

ATTEST:



City Clerk



Concord City Hall

P. O. Box 175 ~ Concord, GA 30206

Phone 770-884-5221

Fax 770-884-9666

cityofconcord@bellsouth.net

John Strickland
Mayor

Ric Calhoun
Council Member

Jacob Clay
Council Member

Doug Neath
Mayor Pro Tem

Tim Brown
Council Member

Subrenna Weathers
Council Member

June 6, 2017

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

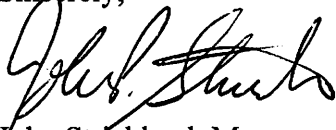
Concord has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Sharon Casey at 770-884-5221.

Sincerely,



John Strickland, Mayor
City of Concord

Enclosures

CITY OF CONCORD

Comprehensive Plan 2017-2037



Strickland Building, Downtown Concord

Prepared By: City of Concord – August 2017

Technical Assistance Provided By: Three Rivers Regional Commission

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John Strickland, Mayor
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CITY OF CONCORD, GEORGIA

VISION STATEMENT

The City of Concord is adorned with historic buildings which today still echo its past. Standing tall the preserved old buildings symbolize the community's pride in its history. Concord is committed to working with area businesses, community groups and other citizens to improve the place in which we live. Our goal is to implement growth that will benefit our community socially and economically while preserving and promoting the town's heritage.

COMMUNITY GOALS:

Technology

- Reach out to technology providers in hopes of offering citizens competitive yet cost efficient plans and products that will meet their needs in our rural area.

Recreation/Park

- Expand the length of the walking track at both ends.
- Purchase additional playground equipment, adult swings and additional park benches.
- Install a water fountain to hydrate park goers.
- Install charcoal grill in park near the pavilion.
- Design and implement a bicycle trail.



Infrastructure

- Build maintenance building to maintain, secure and protect the city's equipment, tools and parts inventory.
- Dredge the oxidation of the North Pond.
- Update the main water line by installing shut off valves throughout the system.
- Loop water lines that currently end back into the system to increase water pressure.

CHARACTER AREAS AND LAND USE:

Character areas are geographic sub-areas of a community which contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as green space and parkland.

The following list identifies character areas found within the City of Concord. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures.

Character areas within the City of Concord are designated as:

- Historic Downtown
- Traditional Residential
- Rural Residential Development
- Gateway Corridor
- Hilltop Community
- Conservation
- Commercial Nodes

Historic Downtown

Description

Concord's downtown area consists of historic buildings dating back to the 1800's. Issac Strickland came to this area in the 1830's to open the first store on the edge of what is now considered the town of Concord. His son R.F. Strickland and Brothers began their business in 1887 and continued through 1992 (four generations). The Strickland Store served as a farming business of cotton gin, general merchandise, fertilizer plant, planing mill, grain elevator, bank, cannery and mortuary. What once was affectionately remembered as the Mule Barn where cotton was housed today is the Wood Yard. Owner Rick Wood specializes in unique wood varieties used by furniture makers and craftsmen.

R. F. Strickland Company



The Wood Yard



In the center of town lies the Concord Café which is the community gathering place both during the week and on Sundays after church. is here that friends and family spend time breaking bread and enjoying each others' company.



It

Rich in southern tradition, the downtown area is the home of several churches. Concord Baptist (on the left) was organized in 1838 which was originally located 1 mile outside of town in an area called Hard Head. It was moved to downtown in 1887 when the city was formed. Adjacent from Concord Baptist sits Concord Methodist Church (on the right) which also moved to town in 1887.



Desired Development Patterns

The center of downtown is and will remain the focal point and gathering place for the community. Preserving and improving existing structures will always be the concern for future development. Site plans and building design of any new infill development of vacant spaces should match the character of the surrounding existing structures.

Land Use

The city owns the majority of the vacant property in the downtown area. Currently land uses in the downtown area include single family residential, commercial, and community use.

Implementation Measures

- Building in vacant property and infill shall be of similar quality and compatible with the existing architecture.
- Pedestrian and bicycle tracks should be expanded throughout the area to increase connectivity to other sections of the community.
- Continue with beautification program throughout downtown area.
- Consider listing the area as a historic district nomination to the National Register of Historic Places.

Traditional Neighborhood

Description

Traditional neighborhood residential homes surround the downtown area. Homes within this area are relatively well maintained, are placed on similar lot sizes, located close to the street. There is a mix of historic, mid-century, and recently built residences. Single family residential makes up the majority of the land use and also includes a local bank.



The Smith House (on the right) built in the early 1920's is one of the historic residential homes in the downtown area. Owner C.M. Smith also had a business, Smith Brothers Nursery in Concord which was once known as the largest fruit and ornamental tree nursery east of the Mississippi.



One of the oldest traditional homes in the downtown Concord area is the Goodman house (on left) built in 1887.

Desired Development Patterns

New residential development should match the mix of housing types and styles of the older residential neighborhoods closer to the historic downtown appearance.

New development that reflects traditional neighborhood design principles, such as similar lot size and orientation to the street and mix of housing types.

Land Use

The primary land uses within this character area will be single-family residential.

Implementation Measures

- Encourage home ownership to maintain neighborhood stability and property maintenance.
- Building vacant property and infill should be of similar quality and compatible with the existing architecture.
- Pedestrian and bicycle facilities should be expanded throughout the area to increase connectivity to other sections of the community.

Rural Residential Development

Description

Homes within this area are relatively well maintained and are built on properties that are greater than two acres.

Desired Development Patterns

Single unit homes that reflect a rural residential look built on large lots. Typically will have low pedestrian orientation and access, open space, pastoral views and high degree of building separation.



Land Use

The primary land uses within this character area will be single-family residential and agriculture.

Implementation Measures

Maintain rural atmosphere while accommodating new residential development by:

- Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.

Gateway Corridor

Description

What once was rail road track passing through downtown parallel to GA State Highway 18 is now a walking track for pedestrians. The track is currently a half mile in length from east to west of the downtown area. The east side of the track is adjoined to a playground with a pavilion.

Desired Development Patterns

Protect undeveloped land paralleling the thoroughfare that serves as the gateway corridor to the city. Focus on appearance with appropriate signage, landscaping and other beautification measures. Maintain a safe protective environment for children to play.

Land Use

Land uses along the Gateway Corridor include residential, commercial and institutional.

Implementation Measures

Extend current walking track length from city limit on east side of town to city limit on west side parallel to GA State Highway 18. Develop a bicycle track that will run parallel to walking track inside city limits and then continue on outside of city limits.

- Establish guidelines on development extension to protect the characteristics of the current track.
- Maintain a natural vegetation buffer along the corridor.
- Develop extension by adding pea gravel track with spaced lighting and landscape beautification similar to existing walking track.
- Add additional playground equipment to existing recreational area for increased community use.



Hilltop Community

Description

Hilltop is an area of Concord that has most of its original housing in place, which is primary residential with very little commercial property. This community has an active committee that invites its citizens to help clean up and restore blithe areas. The Hilltop committee also schedules and promotes events annually for citizens to fellowship with one another.

Desired Development Patterns

Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Hilltop has a boys and girls club which is an activity center that serves residents.



Land Use

Land uses within the Hilltop Community will include residential, neighborhood commercial, and institutional.

Implementation Measures

- Housing for Low to Moderate-Income Households and Special Needs Populations; Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers;
- Continue assisting The Hilltop Community Committee with clean up projects.

Conservation

Description

This area represents the north, south, east and west corners of the city. The character area is for land dedicated to farming (field lots, pastures, farmsteads, specialty farms, livestock production, conservation, etc.) Land is typically conservation (10 acres +) meaning property is primarily timber or farm land which usually contains livestock. Homes on these properties are occupied by the land owner.



Desired Development Patterns

City recommends large minimum lot size requirements to limit development density and protect farmland and rural character; preservation of environmentally sensitive areas.

Land Use

Land uses within the Conservation character area will include farmland and rural residential.

Implementation Measures

Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities.

Commercial Nodes

Description and Development Patterns:

Located along the GA Highway 18 exist small commercial nodes which are nestled within existing residential areas. These commercial nodes are concentrated commercial activity centers which include only small scale businesses and do not involve any strip center type development. These commercial nodes contain single-service “mom and pop” style businesses.



Desired Development Patterns

Encourage development that compliments and matches the character of the city.
Approve business development that will benefit our community socially and economically while preserving and promoting the town's heritage

Land Use

Land use within the Commercial Nodes will be limited to neighborhood commercial.

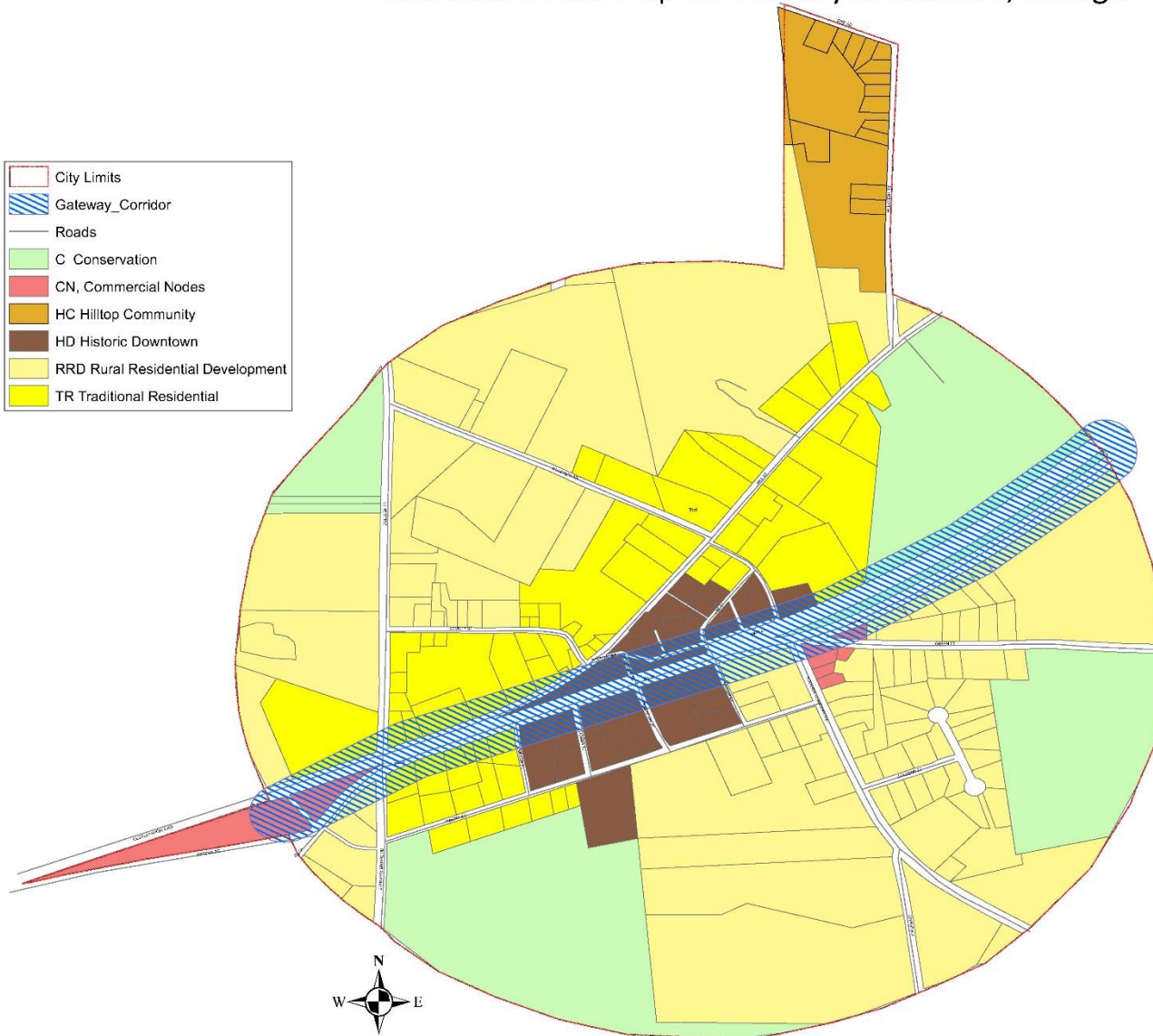
Implementation Measures:

- Build commercial structures near street front
- Landscape buffers
- Proper signage
- Façade improvements
- Improve existing structures

CHARACTER AREA MAP

Character Areas Map for The City of Concord, Georgia

-  City Limits
-  Gateway_Corridor
-  Roads
-  C Conservation
-  CN, Commercial Nodes
-  HC Hilltop Community
-  HD Historic Downtown
-  RRD Rural Residential Development
-  TR Traditional Residential



Three Rivers
Regional Commission
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Atlanta, Georgia 30309
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DISCLAIMER
This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Location or map information includes the U.S. Census Bureau (2000) and GDA (2000). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.
Produced by: Three Rivers Regional Commission
May 8, 2017

NEEDS AND OPPORTUNITIES:

Economic Development

- Promote revitalization of our downtown
- Promote revitalization of some areas of our community
- Improve our public facility capacity in order to attract new development

Development Patterns

- Develop and promote tourism opportunities in our community
- Improve the appearance of all, or parts of, our community
- Avoid unplanned development

Mobility

- Maintain speed control throughout city
- Extend the city's current walking track
- Design and create a bicycle track

Community

- Increase beautification in the downtown area and city walking track
- Provide more protection of historic resources
- Improve the curb-appeal of commercial businesses

Conservation

- Protect our natural resources (spring that supplies water to community)
- Insure our community continues to have quality water now and in the future
- Preserve our rural scenery
- Preserve our historical landmarks
- Protect our trees, including new developmental areas

Livability

- Create downtown parking lot for events

Governance

- Coordinate with neighboring jurisdictions on shared needs.
- Institute new zoning or similar development regulations.

S.W.O.T. Analysis – CITY OF CONCORD, GEORGIA

<p>STRENGTHS</p> <ul style="list-style-type: none"> • City leadership • Good schools • Strong faith community • Water and sewer infrastructure • Sense of place and community • Park • Location • Low crime rate • Quality of life 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of funds • Lack of Commercial Sales tax base
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Improve water system • Walking track and park improvements • Technology Choices • Beautification of City • Create Bicycle Path 	<p>THREATS</p> <ul style="list-style-type: none"> • Financial limitations

POLICIES:

Development Patterns

- The City of Concord will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- The City of Concord's new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- The City of Concord's new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- The City of Concord will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- The City of Concord will support the creation of a community-wide pedestrian/bike path network.
- The City of Concord will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- The City of Concord's gateways and corridors will create a "sense of place" for our community.
- The City of Concord's decisions on new development will contribute to, not take away from, our community's character and sense of place.
- The City of Concord will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Concord welcomes development whose design, landscaping, lighting, signage, and scale add value to our community.
- The City of Concord will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- The City of Concord is committed to providing pleasant, accessible public gathering places and parks throughout the community.
- The City of Concord will support new land uses that contribute to protecting the environment and preserving meaningful open space.

Resource Conservation

- The City of Concord will promote the protection and maintenance of trees and green open space in all new development.
- The City of Concord will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Concord will seek to ensure safe and adequate supplies of water through protection of ground and surface water sources.
- The City of Concord's protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- The City of Concord will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- The City of Concord 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.

Community Facilities and Infrastructure

- The City of Concord will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- The city's community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The City of Concord will invest in its park and open space to enhance the quality of life for our citizens.
- The city's community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The City of Concord will limit development within our community in areas that can be reasonably served by public infrastructure.

Social and Economic Development

- The City of Concord will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The City of Concord will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- The City of Concord will encourage infill housing development in existing neighborhoods.
- The City of Concord 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.

Governmental Relations

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

City of Concord Short Term Work Program 2012-2016 Report of Plan Accomplishments		
Activity	Status	Explanation
New roof for the R.F. Strickland building. Facility on the National Register of Historic Buildings.	Complete	
Exterior Maintenance of the elevated water tank. Pressure wash and paint.	Complete	
Fence required for water tank by EPA to restrict access to the water tank system.	Complete	
Fence for the Spring, Water Pump Station to protect the area from unauthorized entrance.	Complete	
Development of a Regional Transit System.	Complete	

COMMUNITY WORK PROGRAM 2017-2022

DESCRIPTION OF ACTIVITY	TIMEFRAME TO COMPLETE	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY
UTILITY:				
Dredging the oxidation of City's North Pond	2018	53,000	City	City
Build a Maintenance building	2018	60,000	City/Loan	City
Shut off Valves – quantity 10	2022	7,600	City	City
Water line repair on GA Highway 18	2018	unknown	City	City
Looping water lines	2022	unknown	City	City
RECREATION/PARKS/TRANSIT:				
City Welcome Sign – one at each end of GA Highway 18	2018	2,000	City	City
Purchase adult swings for park	2018	2,000	City	City
Install water fountain in park	2017	1,000	City	City
Extend current walking track	2018	unknown	City	City
Create a bicycle trail	2022	unknown	City festival fundraiser	City
Install charcoal grill at pavilion in the park	2018	250	City	City
Purchase new playground equipment for park	2022	8,000	City festival fundraiser	City
Beautification of city	2017	unknown	Nelson Memorial	Flanders Nursery
Create downtown parking lot beside RF Strickland building	2019	unknown	City/LMIG	City
Speed Control – Purchase 3 radar speed signs	2017	8,331	City/LMIG	City

PLANNING PROCESS

October 25, 2016 – Initial, Public Hearing at the Board of Commissioners’ Meeting

January – March, 2017 – Plan Steering Committee Meetings

Concord Steering Committee

John Strickland, Mayor
Sharon Casey, City Clerk
Cherie Holmes, Citizen
Brandy Hatchett, Citizen
Susan Gilham, Citizen/Business Owner

February 9, 2017 – Joint Planning Commission / Stakeholders’ Meeting; General Public Invited

March 9, 2017 - Joint Planning Commission / Stakeholders’ Meeting; General Public Invited

April 18, 2017 – Joint Meeting with Leaders of the Five Cities, Planning Commission, Public Invited

June 6, 2017 - 2nd Public Hearing, Cover Letter Signed