

**COMMUNITY AGENDA FOR CRAWFORD  
COUNTY AND THE CITY OF ROBERTA  
JOINT COMPREHENSIVE PLAN UPDATE**

**Prepared by  
The Comprehensive Planning Steering Committee  
With Assistance from  
The Middle Georgia Regional  
Development Center**

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## *Community Vision*

The City of Roberta and Crawford County are dedicated to increasing the quality of life for all citizens while maintaining our friendly, small-town, rural lifestyle. Downtown Roberta will evolve into a vital pedestrian, bicycle, and golf cart-friendly community with a healthy mix of retail, services, restaurants, and residences. We are committed to fostering a spirit of communication and cooperation between the governing bodies to achieve our goals: broadening the tax base with environmentally-friendly business and industry; providing more employment options to allow citizens to both live and work within the community; and increase the educated workforce. We aspire to become a place of unity and total community involvement where all citizens are actively engaged in shaping the community's future.

## *Future Development Map*

Appendix A contains the Future Development Map for Crawford County and the City of Roberta. The Future Development Map is comprised of the final fourteen (14) character areas: High Growth Area 1; High Growth Area 2; Francisville; Musella; Zenith; Crawford County Schools; Downtown Roberta; Roberta Neighborhoods; Flint River; Major Highway Corridors; Industrial Park; Knoxville; Magnolia Swamp; Agriculture and Forestry.

## *Defining Narrative*

Below is a description of how the residents of Crawford County and the City of Roberta would like to see each character area develop over the next 20 years. These development plans are the result of the Community Participation Program.

### **High Growth Area 1**

The areas of Crawford County that border Monroe, Bibb, and Peach Counties are all rapidly developing due to encroachment from these surrounding counties. Many people who work in Macon, Byron, and Fort Valley are choosing to move into Crawford County because they wish to live in a place that has a strong rural character but still be able to commute to their places of employment. Consequently, the areas of Crawford that abut Monroe, Bibb, and Peach Counties are seeing rapid suburban development. These areas all share the same development patterns, land uses, quality community objectives, and implementation measures.

#### *Development Patterns:*

- Encourage rural residential style development.
- Maintain the rural character by establishing large lot sizes for new development.
- Encourage the use of trails for bikes, pedestrians, golf carts and other alternative forms of transportation.
- Promote the protection of farmland, forestry areas, and other open space.
- Encourage high-quality development with a mixture of housing options.
- Establish connectivity between major transportation routes.
- Establish buffer requirements between new residential developments and existing farmland.
- Incorporate commercial uses into new housing development, which enable residents to obtain necessities within a short distance from their home.

#### *Specific Land Uses:*

- Residential
- Commercial
- Agriculture

- Forestry
- Greenways/Parks
- Bike/Pedestrian Trails

*Quality Community Objectives:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities

*Implementation Measures:*

- Establish buffer requirements for new housing developments for agriculture land.
- Adopt a tree preservation ordinance.
- Enact open space, tree, and farmland protection mechanisms.
- Promote residential developments that incorporate “corner commercial sites.”
- Encourage the addition of neighborhood commercial centers to existing and future subdivision developments.
- Encourage development to include a mix of uses with commercial opportunities located nearby new housing developments.

## **High Growth Area 2**

This area of the county is not experiencing as much development as High Growth Area 1. However, this area is largely farmland, and increasing development pressures are threatening its rural, agricultural character. The community would like to see this remain a relatively low-density, agricultural area.

*Patterns of Development:*

- Encourage rural residential style development.
- Promote the protection of farmland, forestry areas, and other open space.
- Maintain the rural character by establishing large lot sizes for new development.
- Encourage the use of trails for bikes, pedestrians, golf carts, and other alternative forms of transportation.
- Encourage high-quality development with a mixture of housing options.
- Establish connectivity between major transportation routes.
- Establish buffer requirements between new residential developments and existing farmland.
- Incorporate commercial uses into new housing development, which enable residents to obtain necessities within a short distance from their home.

*Specific Land Uses:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities

*Quality Community Objectives:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities

*Implementation Measures:*

- Establish buffer requirements for new housing developments for agriculture land.
- Enact open space, tree, and farmland protection mechanisms.
- Adopt a tree preservation ordinance.
- Promote residential developments that incorporate “corner commercial sites.”
- Encourage the addition of neighborhood commercial centers to existing and future subdivision developments.
- Encourage development to include a mix of uses with commercial opportunities located nearby new housing developments.

The following three Character Areas share many of the same traits. They are all small, rural, cross-roads type communities, which face similar issues.

**Francisville**

*Patterns of Development:*

- Maintain a rural crossroads community feel.
- Incorporate new residential and commercial establishments that blend well with existing structures.

*Specific Land Uses:*

- Residential
- Commercial
- Forestry
- Agriculture
- Conservation/Greenspace

*Quality Community Objectives:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities
- Sense of Place

*Implementation Measures:*

- Employ mechanisms that provide incentives for developers who incorporate open space and conservation areas in all new residential developments.
- Establish village centers by incorporating everyday needs (corner store, pharmacy, filling station) into existing and new neighborhood development.

**Musella**

*Patterns of Development:*

- Maintain a rural crossroads community feel.
- Incorporate new residential and commercial establishments that blend well with existing structures.

*Specific Land Uses:*

- Residential
- Commercial
- Forestry
- Agriculture
- Conservation/Greenspace

*Quality Community Objectives:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities
- Sense of Place

*Implementation Measures:*

- Employ mechanisms that provide incentives for developers who incorporate open space and conservation areas in all new residential developments.
- Establish village centers by incorporating everyday needs (corner store, pharmacy, filling station) into existing and new neighborhood development.

## **Zenith**

### *Patterns of Development:*

- Maintain a rural crossroads community feel.
- Incorporate new residential and commercial establishments that blend well with existing structures.

### *Specific Land Uses:*

- Residential
- Commercial
- Forestry
- Agriculture
- Conservation/Greenspace

### *Quality Community Objectives:*

- Regional Identity
- Appropriate Businesses
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities
- Sense of Place

### *Implementation Measures:*

- Employ mechanisms that provide incentives for developers who incorporate open space and conservation areas in all new residential developments.
- Establish village centers by incorporating everyday needs (corner store, pharmacy, filling station) into existing and new neighborhood development.

## **Crawford County Schools**

All but one of the Crawford County Schools are located within the City of Roberta. Having a campus type of environment works well for sharing of facilities and bus transportation needs; however, it is a long commute for those who live on the outskirts of Crawford County.

### *Patterns of Development:*

- Promote continued maintenance and upgrades to existing school facilities.

### *Specific Land Uses:*

- Public/Institutional

### *Quality Community Objectives:*

- Growth Preparedness



- Educational Opportunities

*Implementation Measures:*

- Coordinate with School Board on projects and issues when necessary.
- When future schools are needed, consider developing them at a smaller scale and locating within neighborhoods in the County so that they are more accessible and within walking distance for some students.

## **Downtown Roberta**

The single-family homes and commercial buildings in downtown Roberta follow historical development patterns. The area has limited businesses and downtown-style housing options. There is the potential to develop this area as a vibrant commercial, retail, and life-style community.

*Patterns of Development:*

- See the downtown area become a utilized, vibrant area where people can live, work, and play.
- Have a lively mix of retail, commercial, professional services, restaurants, and high-quality loft-style apartment housing.
- Continue the walkability and improve streetscaping.

*Specific Land Uses:*

- Commercial
- Traditional Neighborhood Residential
- Public/Institutional
- Industrial
- Agriculture
- Forestry
- 

*Quality Community Objectives:*

- Appropriate Business
- Employment Options
- Heritage Preservation
- Transportation Alternatives (golf carts)
- Traditional Neighborhoods
- Infill Development
- Sense of Place

*Implementation Measures:*

- Appropriate infill development that is compatible with existing structures should be mandated to ensure the continuance of community character.

- Establish a tree protection ordinance.
- Establish ordinances that protect the historic character and traditional development practices.
- Encourage a greater emphasis of aesthetics: streetscape, sidewalk, and landscape improvements.
- Encourage a mixture of uses, particularly in the commercial area that provides professional services, retail and living spaces.
- Establish connectivity between the downtown area and surrounding residential neighborhoods.
- Existing greyfields should be identified and plans created to revitalize these empty centers. Redevelopment efforts should focus on integrating these commercial strip developments into the surrounding area to make them destination centers that have a mix of uses.
- The City should continue to promote aesthetics and additional landscaping/building requirements for these areas.

## **Roberta Neighborhoods**

The residential neighborhoods in the City of Roberta have followed traditional neighborhood-style development patterns. Many of the neighborhoods have a mixture of housing styles, mature street trees, and sidewalks. This area will be best served by maintaining and continuing the established development patterns and establishing better connectivity with downtown Roberta.

### *Patterns of Development:*

- Continue neighborhood feel and establish better connections with downtown Roberta.
- Add sidewalks and other pedestrian amenities as well as bike and golf cart trails to increase mobility, especially for children and elderly populations.

### *Specific Land Uses:*

- Residential
- Traditional Neighborhood Development

### *Quality Community Objectives:*

- Heritage Preservation
- Transportation Alternatives
- Traditional Neighborhoods
- Sense of Place

### *Implementation Measures:*

- Retrofit existing residential to improve connectivity with downtown Roberta by installing pedestrian, bike, and golf cart paths.

- Ensure that new adjacent and infill construction is architecturally compatible to existing structures.
- Consider allowing accessory housing units for rental opportunities and as a way to generate income.
- Promote traditional neighborhood development and a mix of housing types.

## **Flint River**

The Flint River is an important natural feature of Crawford County. The Flint River was an important site in Crawford County's history. A Native American trading post was located along the river, and the grave of Benjamin Hawkins is also located on the banks of the Flint.

### *Patterns of Development:*

- Minimize development.
- Promote the use of the Flint River as a nature based and cultural tourism site.
- Allow low-impact recreational activities.

### *Specific Land Uses:*

- Forestry
- Agriculture
- Conservation Areas/Parks

### *Quality Community Objectives:*

- Environmental Protection
- Heritage Preservation

### *Implementation Measures:*

- Enact environmental protection ordinances that limit development.

## **Major Highway Corridors**

The major highway corridors in Crawford County include: US Highways 80 and 341; and State Highways 7, 22, 42 and 128. These roads are still mainly buffered by trees on each side and have a rural feel. In future expansion efforts the rural atmosphere should be maintained and furthered by the inclusion of a grassy, vegetative median and hike/bike trails along the edges to promote a scenic, rural atmosphere while increasing the efficiency, ease of use, and connectivity with nearby cities (Macon, Fort Valley, Byron, Forsyth) and bordering counties (Monroe, Bibb, Peach, Upson, Taylor).

### *Patterns of Development:*

- Ease traffic congestion by supporting future widening efforts.

- Incorporate bike and pedestrian trails separated from the highway with a grassy buffer.
- Integrate landscaped raised medians to help maintain the rural feel of the area.

*Specific Land Uses:*

- Transportation/Communication/Utilities
- Residential
- Commercial
- Forestry

*Quality Community Objectives:*

- Growth Preparedness
- Regional Cooperation

*Implementation Measures:*

- Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.
- Include landscaped buffers between the roadway and new bike/pedestrian trails.

## **Industrial Park**

This area consists of large tracts of land and is heavily automobile/vehicle-oriented. There are no residential uses within this area and, therefore, has very little pedestrian orientation.

*Patterns of Development:*

- Maintain high occupancy rates.
- Seek to enhance the quality of the area by incorporating signage, lighting, and landscaping requirements to create visual buffers and a more aesthetic, park-like environment.
- Find new sites in the county suitable for industrial uses.

*Specific Land Uses:*

- Industrial

*Quality Community Objectives:*

- Appropriate Businesses
- Employment Options
- Environmental Protection

*Implementation Measures:*

- Buffer current and future industrial areas adjacent zoning districts (i.e. commercial, residential, agricultural).

- Emphasis should be placed on attracting clean, sustainable, and technology-oriented industries.
- Identify properties for future expansion.
- Place greater emphasis on aesthetics and landscaping in areas that serve as gateways to these parks.

## **Knoxville**

Knoxville is an unincorporated town that has a distinct historic character. It is important to maintain and foster the area's sense of place and ensure it remains a distinctive area, separate from the City of Roberta. Efforts should be made to incorporate the existing historic structures into future development endeavors, since these resources are what help to make the community unique.

### *Patterns of Development:*

- Maintain rural town character.
- Preserve historic integrity and tangible resources such as the Old Knoxville Courthouse.

### *Specific Land Uses:*

- Residential
- Agriculture
- Forestry
- Public/Institutional
- Commercial

### *Quality Community Objectives:*

- Growth Preparedness
- Heritage Preservation
- Housing Opportunities
- Sense of Place

### *Implementation Measures:*

- Incorporate residential development with a combination of uses such as corner groceries and pharmacies within walking distance.
- Employ traffic-calming measures, especially around the historic courthouse.
- Utilize the historic resources for interpretation and heritage tourism efforts and establish a museum in the historic courthouse.
- Establish a town center, with the historic courthouse as the focal point.
- Ensure new development is compatible with existing housing types and styles.

## **Magnolia Swamp**

Magnolia Swamp is an ecologically sensitive area. This important feature of the community should be protected to ensure that the majority of this area remains undeveloped and is able to retain its natural beauty.

### *Patterns of Development:*

- Protect the undeveloped natural lands and environmentally-sensitive areas.
- Conserve open space and encourage the land to be used for parks, trails, and greenways.

### *Specific Land Uses:*

- Forestry
- Agriculture

### *Quality Community Objectives:*

- Open Space
- Environmental Protection
- Regional Cooperation

### *Implementation Measures:*

- Establish measures to permanently protect some of this area.
- For sections that may be developed, encourage the use of conservation subdivision design with clustered homes and buildings, allowing the majority of the land to be set aside as nature preserves or low-impact recreational park space.

## **Agriculture & Forestry**

The citizens of Roberta and Crawford County enjoy the rural, agriculturally-based character of their community and would like to see the agricultural and forestry lands retained as such to ensure the continuance of the areas' rural atmosphere.

### *Patterns of Development:*

- Keep large amounts of agriculture and forestry land.
- Protect from encroaching sprawl development.
- Maintain natural areas to ensure continuance of rural character.

### *Specific Land Uses:*

- Agriculture
- Forestry

*Quality Community Objectives:*

- Open Space Preservation
- Environmental Protection

*Implementation Measures:*

- Encourage the use of conservation easements and transfer of development rights to protect agricultural and forestry lands.
- Where possible have forest buffers between agricultural lands and new residential development.
- Establish very large lot size requirements to maintain rural character.

*Community Issues and Opportunities*

## *Population*

- Between 1980 and 2000, the unincorporated areas of Crawford County have experienced the third highest rate of population growth due to net migration in the Middle Georgia region. This type of population growth has led to Crawford County becoming a bedroom community for Monroe, Bibb, and Peach Counties.
- In both 1990 and 2000, Crawford County had the lowest number of people coming into the County during the day to work and the lowest total number of workers during the day in the Middle Georgia region.
- Since 1980, the City of Roberta has had a higher percentage of residents in the 65 and older category than the Middle Georgia region or the unincorporated areas of Crawford County. This trend is expected to continue through the year 2030.
- Since 1980, the per capita incomes in both the unincorporated areas of Crawford County and the City of Roberta have been among the lowest in the Middle Georgia region. The unincorporated areas of Crawford County have also seen the lowest percentage of change in per capita income since 1980 than either the City of Roberta or the Middle Georgia region. These trends are expected to continue through the year 2030.
- In 1990 and 2000, the average household income in the City of Roberta was lower than any of the counties in the Middle Georgia region and the averages for the State of Georgia.
- In 1990 and the year 2000, the City of Roberta had a high percentage of the population that earned \$9,000 or less annually, and a low percentage of the population that earned \$75,000 or more annually. These percentages differed greatly from both the unincorporated areas of Crawford County and the Middle Georgia region.

## *Economic Development*

- Since 1980, Crawford County has experienced the loss of available jobs in the farming, mining, and manufacturing sectors. Employment opportunities are expected to increase in the agricultural, construction, services, and state/local government sectors through the year 2025, while employment opportunities in the farming sector are expected to decrease over this time period.
- Projections indicate that in Crawford County, jobs in higher paying, higher skilled fields will increase through the year 2025. The exception to this will be a significant increase in service sector jobs due to the fact that these positions typically require minimal skills and pay relatively small wages.
- Projections indicate that the total population of Crawford County will increase by nearly 5,000 people through the year 2025, but only 549 new jobs will be created. If this indeed is the case, more residents of Crawford County will be forced to either commute to surrounding communities for employment or relocate to find work.



- Crawford County has already been dubbed a “bedroom community” for surrounding counties in the Middle Georgia Region, and future projections show that this trend will continue through the year 2025. This creates a burden on the tax base for Crawford County due to the fact that only high-priced homes are capable of producing positive tax dollars for the community. The “bedroom community” status indicates the need for more industrial and commercial development within Crawford County to support the tax base. Increased commercial and industrial development would also encourage more residents of Crawford County to work where they live, ensuring that more tax dollars remain in Crawford County.
- Crawford County has a lower percentage of executive, administrative, and managerial positions than the City of Roberta, the State of Georgia, or the Nation. Crawford County also has a smaller percentage of professional, technical specialized, clerical, and administrative support positions available.
- From the year 1990 to the year 2000, the City of Roberta experienced a 26% decrease in the total number of jobs available. This represented one quarter of the total jobs in Crawford County.
- Crawford County is experiencing a healthy trend of growth in higher paying, higher skilled jobs, but this growth is occurring at a very slow rate.
- Recently, a local textile factory, LAT Sportswear, went out of business and left an empty building in the Crawford County Industrial Park. This could be considered an issue because of the loss of jobs, and it could be an opportunity to recruit a higher paying, more sustainable industry to Crawford County.
- Two industries have contributed greatly to the economy of Crawford County, Atlanta Sand and Supply and Dickey Peach Farms. Along with the companion industries that have been attracted to date, e.g. Ariscraft International, other such industries could be recruited for the area.
- The Central Georgia Technical College and the Crawford County Board of Education Family Learning Center offers a variety of services including GED classes with childcare available on site for those attending classes.
- Central Georgia Technical College maintains a campus in the Crawford County Industrial Park. This location makes job training convenient for residents of Crawford County and tenants of the Industrial Park.
- Crawford County has the opportunity to take advantage of the existing and future hunting clubs such as Knoxville Plantation to draw visitors into Roberta and the rest of Crawford County.

## *Housing*

- Owner-occupied households represent the majority of households in Crawford County. In the year 2000, approximately 30% of rental households were considered to be cost-burdened or severely cost-burdened in Crawford County. The lack of rental housing could be a factor in the retention of a skilled workforce.
- The percentage of trailers/mobile homes present in Crawford County nearly doubled from the year 1980 to the year 2000. This increase has a significant impact on the tax base due to the fact that mobile homes tend to depreciate in value at a faster rate than stick-built homes. This increase is the second largest in the Middle Georgia region. Putnam County has seen the largest increase in the Middle Georgia region due to the fact that the County is home to a major mobile home manufacturer.
- According to the 2000 Census, the median value of a home in Crawford County was \$49,400. The majority of homes in Crawford County were valued between \$80,000 and \$89,000. The median property value in Crawford County in the year 2000 was \$69,600. The availability of relatively cheaper homes and land is most likely the reason that Crawford County has seen a boom in residential construction.
- Elderly housing is a major concern in Crawford County. According to the 2000 Census, approximately 28% of those aged 75 years and older are the most cost-burdened. This could be due to the fact that a large percentage of this age group lives on a fixed income. Crawford County could promote the creation of affordable housing for the elderly to help alleviate this burden.

### *Natural and Cultural Resources*

- Crawford County must be aware of the delicate balance required to maintain the wetlands located along the Flint River, Deep Creek and Echeconnee Creek.
- Crawford County should be aware of the Flint River Basin Regional Water Development and Conservation Plan and the ramifications that the plan could have on water use in the affected areas. The Flint River is a protected river corridor, and special provisions apply to development in this corridor.
- The area of Crawford County and the City of Roberta located south of Highways 128/80 are areas of average-to-high pollution susceptibility. Any extensions of the water and sewer services in the City of Roberta should be considered for this area above all others to prevent environmental contamination due to failure of individual septic systems and excessive withdrawal from aquifers due to the proliferation of individual wells.
- Crawford County and the City of Roberta have an opportunity to ensure the protection of the endangered and threatened species that exist in the area.
- Crawford County and the City of Roberta have an opportunity to guide future development in ways that will preserve valuable farmland and open space.

- Crawford County and the City of Roberta have an opportunity to further utilize their portion of the Bartram Trail.
- Crawford County has the opportunity to promote Francisville as an historic tourism destination, including the replacement of the historical marker that was removed.
- Crawford County, the City of Roberta, the Historic Crawford Foundation, Inc., and the Crawford County Historical Society have the opportunity to work together in the creation of additional historic districts, create an historic preservation ordinance, and create more opportunities for historical tourism.
- The City of Roberta has the opportunity to update the historical resources survey that was completed in 1976 and create a historic preservation commission along with ordinances to protect the historic district.
- Locally known historic and cultural resources present in Crawford County and the City of Roberta are vastly underutilized including: the Peach Blossom Trail, Dickey's Peach Packing Shed, Musella Cotton Gin, Rich Hill, and Middle Georgia Pottery.

### *Community Facilities and Services*

- Crawford County and the City of Roberta are lacking sufficient industrial and commercial development to offset the residential portion of the tax base.
- Neither the Crawford County nor Roberta governments have websites so that residents and potential visitors can easily access information about the community.
- There is a strong need for animal control services in the County and City.
- Sewer service is only available within the Roberta city limits and the extraterritorial areas, i.e. Knoxville, Highway 128, and Highway 34 North to the Development Center.
- Water service provided by the City of Roberta is available: in the city; from the city along part of Highway 128 to Matthews Creek; from the city to the Courthouse, located just off of Highway 80 E; and to the Development Center on Highway 341.
- Water service is available in parts of Crawford County including: Musella, Wesley Chapel Road, and the Southern end of Highway 341 near the Peach County line.
- The City of Roberta is applying for a Broadband Rural Initiative to Develop Georgia's Economy (BRIDGE) grant for publicly-owned high-speed broadband infrastructure in rural areas of Georgia.
- There is a shortage of public recreational facilities in Crawford County and the City of Roberta.

## *Land Use*

- Agricultural and Forestry land is being encroached upon by development, particularly along the Monroe, Bibb, and Peach County borders. Crawford County has the opportunity to establish land protection measures and incentives that will make land preservation more attractive and feasible for owners and sellers of agricultural and forestry land.
- There are some infill development and redevelopment opportunities in both Crawford County and the City of Roberta. The city and county have the opportunity to ensure that an infill or redevelopment is done in a manner that is compatible with existing surrounding development.

## *Intergovernmental Coordination*

- There are conflicts between Crawford County and the City of Roberta governments in regards to allocation of funds from LOST and SPLOST.
- There are conflicts between the County, City, State, and Federal Agencies over data used in grant preparation.

## *Transportation System*

- The only project listed for Crawford County on the State Transportation Improvement Program (STIP) for 2005-2007 is the addition of turn lanes on SR 22/US 80 from the existing four-lane in Roberta to Culpepper Creek.
- Projects listed by the GDOT to begin in 2008 are the addition of passing lanes in five (5) locations along SR7/US 341 in Crawford and Lamar Counties.
- The planning phase for replacement of the bridge over Echeconnee Creek on SR 22 is slated to begin in 2007.
- The planning phase for resurfacing and maintenance of the Roberta walking trail is slated to begin in 2007.
- The 5311 program (Crawford Transit) is underutilized in Crawford County.
- There are six (6) roads in Crawford County on the Local Assistance Road Program (LARP) Priority list and four (4) in the City of Roberta.
- Some residents of Crawford County and the City of Roberta feel that a traffic signal is needed at the entrance/exit of the shopping center on Highway 80 in the City of Roberta.
- There are right-of-way issues at the intersection of US 80 and US 341 in Roberta. If these issues are resolved, there is the opportunity to widen both of these highways from two lanes to four lanes to facilitate travel between Roberta and Macon, Barnesville and Fort Valley.

## *Implementation Program*

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in short-term work programs and polices.

## *Report of Accomplishments*

The last Short-Term Work Program update was completed in 2001. Below is both Crawford County's and the City of Roberta's report of accomplishments for the 2001 STWP.

### *Crawford County*

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Provide training to the Industrial Development Authority staff and board members on a variety of economic development and technology related topics.	Completed	
Identify and promote important tourism sites in the County, with emphasis on those related to agriculture and those that have historical significance	Completed	
Coordinate with Georgia Power to continuously update and improve the Crawford County presentation at its Resource Center.	Completed	
Explore the possibility of becoming a member of a regional development authority	Not Accomplished	Not considered a high priority.
Evaluate potential sites and opportunities for development of an industrial park on Highway 80.	Completed	

As part of its industrial development program, identify and recruit industries that are closely associated with those that are operating in Crawford County.	Underway	Ongoing.
Consider hiring additional Industrial Development Authority staff.	Completed	
Encourage and promote new commercial businesses by establishing and implementing an effective small business development program.	Not Accomplished	Lack of resources (time, staff, funding)
Evaluate the conversion of the old courthouse into a welcome center.	Completed	The old courthouse is going to be a Georgia Pottery Museum and a general history museum of Crawford County.
If the report shows that the conversion is feasible, renovate the old courthouse into a welcome center.	Not Accomplished	The old courthouse is going to be a Georgia Pottery Museum and a general history museum of Crawford County.
Evaluate merging the operations of the Industrial Development Authority and the Chamber of Commerce.	Completed	Evaluated and not put into practice.
Maintain current inventory of vacant industrial/commercial sites.	Completed	

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Utilize the Housing Committee to provide guidance and direction to the Board of Commissioners on housing related issues in the County; coordinate with the City of Roberta's new Housing Committee.	Postponed	Will be included in the new work program.
Enforce the Georgia Uniform Building Code.	Underway	Ongoing
Utilizing the results of the City of Roberta's housing conditions survey, develop and maintain a comprehensive inventory of substandard housing in the County.	Postponed	Will be included in the new work program.
Improve enforcement of new junk car ordinance.	Underway	Ongoing

<p>With input from the Housing Committee and in coordination with the City of Roberta, establish and implement an effective program to rehabilitate deteriorated housing, and a program to condemn and remove dilapidated housing in the County.</p>	<p>Postponed</p>	<p>Will be included in new work program.</p>
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<p style="text-align: center;"><b>Natural &amp; Historic Resources</b></p>		
<p style="text-align: center;"><b>Activity</b></p>	<p style="text-align: center;"><b>Status</b></p>	<p style="text-align: center;"><b>Explanation</b></p>
<p>Assist in the implementation of the TMDL's for the impaired streams in Crawford County.</p>	<p>Completed</p>	
<p>Adopt and enforce the Part V Environmental Ordinances for the unincorporated area of Crawford County (wetlands, groundwater recharge areas, and river corridor).</p>	<p>Completed</p>	
<p>Conduct Historic Resources Survey in unincorporated area of Crawford County that would identify structures and sites eligible for the National Register.</p>	<p>Postponed</p>	<p>Will be included in new work program.</p>
<p>Prepare a National Register nomination for the area around the old courthouse square, and recommend guidelines for new development to insure compatibility with the nomination.</p>	<p>Underway</p>	<p>Project Completion 2007.</p>
<p>Implement Community Greenspace Program Plan for the unincorporated area of Crawford County</p>	<p>Postponed</p>	<p>Will be included in new work program.</p>
<p>In accordance with the Community Greenspace Program Plan and guidelines, preserve the site of the Native American trading post &amp; Benjamin Hawkins' grave on the Flint River</p>	<p>Postponed</p>	<p>Will be included in new work program.</p>

## Community Facilities

Activity	Status	Explanation
Establish a road improvement program that is consistent with county priorities; revise priority list when warranted.	Completed	
Construct sidewalks and bikeways from Roberta to Knoxville using US 80 and SR 42.	Not Accomplished	Low priority item; will be included in new work program.
Construct new emergency response fire station facility for the city and the county.	Not Accomplished	Lack of funding; however, plans are underway and will be included in new work program.
Construct five additional fire stations to serve the unincorporated area of Crawford County.	Not Accomplished	Due to financial constraints, it was decided to upgrade an existing one and completely replace another. The new one was constructed on Marshall Mill Road and took the place of the one located on Highway 42. Construction on the replacement fire station is schedule to be complete in 2007.
Support the widening of US 341 and US 80, which may include passing lanes.	Not Accomplished	Low priority item at that time; will be included in new work program.
Construct new lighted ball fields and a new pavilion at Wallace Recreation Park.	Completed	
Consider construction of County Administration Building.	Completed	
Construct Phase 2 of Civic Center.	Not Accomplished	Lack of funding has prevented this project from moving forward; this is considered a priority for completion once funds are available.
Evaluate use of existing business development center for possible school use.	Completed	
In accordance with the Community Greenspace Program plan and guidelines, acquire land along the Flint River for canoe and kayak access	Not Accomplished	There was no Community Greenspace Program plan implemented.



<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Make additional modifications to the manufactured home provisions in the zoning ordinance.	Completed	

*City of Roberta*

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Participate in joint Industrial Development Authority.	Completed	
Coordinate with the Industrial Development Authority and the Chamber of Commerce to market the local industrial park.	Underway	Ongoing
Study the feasibility of establishing a small business development program.	Completed	
Establish a tourism promotional campaign that will focus on the city's historic sites.	Completed	

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Establish formal housing committee to evaluate the condition of the housing stock within the City of Roberta.	Postponed	Will be included in new work program.
Conduct housing conditions survey that would identify substandard housing, including those that are dilapidated.	Postponed	Will be included in new work program.
Based on survey results, establish program to rehabilitate deteriorated housing, and to demolish dilapidated dwellings.	Postponed	Will be included in new work program.
Evaluate the feasibility of adopting minimum housing and abatement codes.	Completed	

<b>Natural &amp; Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt and enforce the Part V Environmental Criteria ordinances (wetlands and groundwater recharge).	Completed	
Establish and implement a tree management program within the City of Roberta.	Postponed	Will be included in new work program.

## Community Facilities

Activity	Status	Explanation
Construct a multi-purpose recreation center for both active and passive activities.	Postponed	Will be included in new work program; conceptual ideas are being discussed
Pursue replacement of all non-PVC water mains.	Underway	1 <sup>st</sup> phase completed in 2006, 2 <sup>nd</sup> phase underway.
Extend sidewalks and possibly construct bikeways to Housing Authority site	Not Accomplished	Lack of resources (time, staff, funding)
Dig new deep water well.	Completed	Located off of Zenith Mill Road
Overhaul fire hydrants and maintain on regular basis.	Underway	Project completion ongoing.
Extend sidewalks and possibly construct bikeways from school to grocery store.	Not Accomplished	Lack of resources (time, staff, funding)
Construct sidewalks and bikeways from Roberta to Knoxville using US 80 and SR 42.	Not Accomplished	Low priority at the time; will be included in new work program.
Install signalization at Highway 80 and Lowe Road.	Not Accomplished	Lack of funding.
Extend sewer mains to north section of Roberta with possible construction of lift station.	Completed	
Construct new primary water supply well approximately four miles south of the city to include a small treatment plant and raw water main to elevated tank in town.	Completed	No treatment plant
Construct new emergency response fire station facility for the city and county.	Not Accomplished	Lack of funding.
Extend water lines along Lowe Road and Fairplay Hill Road.	Complete	
Renovate and repair existing wastewater treatment plant.	Complete	

## Land Use

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Rewrite the City Code.	Underway	Project Completion set for December 2006
Provide water and sewer service to newly annexed population centers.	Underway	Project Completion 2008.

## Short-Term Work Programs

The following short-term work programs identify specific implementation actions Crawford County, the City of Roberta, and other entities intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

### Crawford County

<b>Economic Development Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Recruit environmentally-friendly industrial and commercial business development to bolster and support tax base.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Promote new business development for professional, managerial, and high-tech job opportunities.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage job creation and retention that provide residents the opportunity to live and work in the County.	Chamber of Commerce, Development Authority, City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Coordinate with Central Georgia Technical College to promote professional development courses to adequately prepare community residents for jobs within the community.	City of Roberta, Crawford County, CGTC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

Establish an effective small business development program to attract and promote new commercial businesses.	Chamber of Commerce, Development Authority, GDEcD	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009
Promote the economic development resources available within the community (Middle Georgia RDC – Georgia Small Business Lender, Community Financial Institutions, etc.).	Crawford County, City of Roberta, Chamber of Commerce, Development Authority, GSBL, Local Banks	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Industrial Park—Fill spaces left by businesses that either leave or go out of business.	Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Identify a site for a new industrial park.	Development Authority, City of Roberta, Crawford County	Staff Time	Budget	2007, 2008
Develop another industrial park.	Crawford County, City of Roberta	\$2 Million	OneGeorgia Authority, DCA, USDA Rural Development, Crawford County, City of Roberta	2008, 2009, 2010
Promote and market downtown Roberta as a location for mixed retail, professional services, restaurants, and upscale loft apartments.	City of Roberta, Chamber of Commerce, Development Authority, Crawford County Historical Society	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Utilize existing and future hunting clubs (such as Knoxville Plantation) to draw visitors into Roberta and Crawford County.	City of Roberta, Crawford County, Chamber of Commerce, Hunting Clubs, GDEcD	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011

<b>Housing Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Establish a joint County/City housing committee to evaluate housing conditions and improve quality of housing stock.	Crawford County, City of Roberta	Staff Time	Budget	2007
Enact a housing ordinance aimed at eliminating substandard and dilapidated housing.	Crawford County, City of Roberta, RDC	Staff Time	Budget	2007, 2008
Identify new sites for manufactured/multi-family housing.	Crawford County, City of Roberta	Staff Time	Budget	2007, 2008
Promote the creation of affordable housing options other than trailers/mobile homes.	Crawford County, City of Roberta, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Seek high quality housing for the middle-income population.	Crawford County, City of Roberta, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage the construction of gated and high quality housing communities that have a range of housing options.	Crawford County, City of Roberta, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

## Natural & Cultural Resources Short-Term Work Program 2006-2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Complete a Historic Resource Survey for the Unincorporated Areas of Crawford County	Crawford County, Crawford County Historic Society	\$5,000-\$7,000	HPD, County	2010
Utilize the Bartram Trail, Peach Blossom Trail, Dickey's Peach Packing Shed, Musella Cotton Gin, Rich Hill & Middle Georgia Pottery in Tourism & Economic Development Efforts	Crawford County, Crawford County Historical Society, Chamber of Commerce, GDEcD	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Promote Roberta's National Register Historic District and Encourage Economic Development & Tourism	City of Roberta, Crawford County Historical Society, Chamber of Commerce	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Upgrade Signage and Historical Markers in Roberta throughout Crawford County	City of Roberta, Crawford County Historical Society, Roberta Historic Preservation Commission (when established)	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Restore the Old Knoxville Courthouse to the Secretary of Interiors Standards	Crawford County Historical Society, RDC	\$700,000-\$800,000	HPD Grants, Other Grant Sources	2007, 2008, 2009, 2010
Develop a Middle Georgia Pottery Museum in the Old Knoxville Courthouse	Crawford County Historical Society, RDC	Staff Time, Volunteers	Grants, State & Federal Sources	2009, 2010, 2011
Coordinate Historic Tourism Opportunities in the City of Roberta, Knoxville, Francisville	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Crawford County Schools, CGTC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011



Replace Francisville's Historical Marker	Crawford County, Crawford County Historical Society, DOT, HPD, RDC	Staff Time, Volunteers	Budget, DOT, State & Federal Sources	2007, 2008, 2009, 2010
Promote Heritage Education in the Community Particularly in Elementary, Middle and High Schools	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Crawford County Schools	Staff Time, Volunteers	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Protect and Maintain the High Water Quality in Both the City and County	Crawford County, City of Roberta	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Protect the Flint River, Deep Creek Area & Echeconnee Creek	Crawford County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Develop and Implement a Strategy to Utilize Portions of the Flint River as a Nature-Based and Heritage Tourism Attraction	Crawford County, Crawford County Historical Society, RDC	Staff Time	Budget, Grants, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Consider Establishing a Local Greenspace Preservation Ordinance As a Way to Protect Agricultural and Forestry Land	Crawford County, City of Roberta, Georgia Forestry Department, RDC	Staff Time	Budget, State & Federal Sources	2008, 2009, 2010, 2011
Ensure the Continued Protection of Threatened & Endangered Species	Crawford County, City of Roberta, DNR	Staff Time	Budget	2007, 2008, 2009, 2010, 2011,
The Areas of Crawford County & the City of Roberta South of Highways 128/80 Should Be Considered First for Any Extensions of the Water & Sewer Services to Prevent Environmental Contamination Due to Failure of Individual Septic Systems & Excessive Withdrawal from Aquifers On account of the Proliferation of Individual Wells	Crawford County, City of Roberta	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

<b>Community Facilities Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Assess the Need for Animal Control Facilities & Ordinance	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008
Continue Regular Maintenance of Fire Hydrants	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009
Establish a Joint Recreational Facility Board	City of Roberta, Crawford County	Staff Time	Budget	2007
Expand County Recreational Facilities	City of Roberta, Crawford County	Unknown	Budget	2007, 2008, 2009
Conduct an Economic Feasibility Study, Infrastructure Feasibility Study & If Found Feasible Install Wireless Internet Infrastructure in Roberta and Crawford County	City of Roberta, Crawford County	\$200,000	One Georgia Authority BRIDGE Grant	2007, 2008, 2009
Establish a City and County Website	Chamber of Commerce, City of Roberta, Crawford County, Development Authority	Staff Time	Budget, SPLOST, Grants, State & Federal Sources	2007, 2008, 2009
Employ Only Certified Building Inspectors	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Build a New County Municipal Complex—Jail, EMS, Fire, etc. to Centralize Services and Offices	Crawford County	Unknown	Budget, Grants, SPLOST, State & Federal Sources	2008, 2009, 2010, 2011
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	City of Roberta, Crawford County	Staff-Time	USDA, DCA, GEFA, SPLOST, developers	2007, 2008, 2009, 2010, 2011

Extend Water Lines in the County	Development Authority, Crawford County	Unknown	Crawford County & Grants/Loans from USDA, DCA	2007
Consider Construction of a New Elementary School in the 5 <sup>th</sup> District	Crawford County; Crawford County Board of Education	Unknown	Crawford County; Crawford County School Board; State of Georgia	2007, 2008, 2009, 2010, 2011

<b>Land Use Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Promote compatible infill development.	City of Roberta, Crawford County, Development Authority, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	City of Roberta, Crawford County	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Strictly enforce zoning regulations, and minimize rezoning requests in agricultural areas.	City of Roberta, Crawford County	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

**Intergovernmental Coordination Short-Term Work Program  
2006-2011**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Promote coordination and cooperation between governments and organizations.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority, Crawford County Historical Society	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage total community involvement.	City of Roberta, Crawford County, DCA	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

<b>Transportation Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Promote the use of Crawford Transit (the 5311 Program).	City of Roberta, Crawford County	Staff Time	DOT	2007, 2008, 2009, 2010, 2011
Adopt and implement a Local Bike/Pedestrian/ Alternative Transportation Plan that will tie Into the Regional Bike/Pedestrian Plan.	City of Roberta, Crawford County, GA Dept of Transportation, RDC	Staff Time	DOT; USDA	2008, 2009, 2010, 2011
Add passing lanes in five (5) locations along SR 7/ US 341 in Crawford County.	Crawford County, DOT	Unknown	DOT, Budget	2008, 2009, 2010, 2011
Replacement of the bridge over Echeconnee Creek on SR 22.	DOT	Unknown	DOT	Planning Phase Begins in 2007
Consider & implement the expansion of Highway 80 between Roberta and Bibb County line from two (2) lanes to four (4) lanes.	Crawford County, City of Roberta, DOT	Unknown	DOT, Budget	2007, 2008, 2009, 2010, 2011
Expand Highway 341 between Roberta and Barnesville and Roberta and Peach County line from two (2) to four (4) lanes.	Crawford County, City of Roberta	Unknown	DOT, Budget	2007, 2008, 2009, 2010, 2011
Ensure that the six (6) roads in Crawford County and four (4) roads in the City of Roberta on DOT's Local Assistance Road Program (LARP) Priority list get the attention they deserve.	Crawford County, City of Robert, DOT	Unknown	DOT, Budget	2007, 2008, 2009, 2010, 2011

*City of Roberta*

<b>Economic Development Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Recruit environmentally-friendly industrial and commercial business development to bolster and support tax base.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Promote new business development for professional, managerial, and high-tech job opportunities.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage job creation and retention that provide residents the opportunity to live and work in the County.	Chamber of Commerce, Development Authority, City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Coordinate with Central Georgia Technical College to promote professional development courses to adequately prepare community residents for jobs within the community.	City of Roberta, Crawford County, CGTC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Establish an effective small business development program to attract and promote new commercial businesses.	Chamber of Commerce, Development Authority, GDEcD	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009

Promote the economic development resources available within the community (Middle Georgia RDC – Georgia Small Business Lender, Community Financial Institutions, etc.).	Crawford County, City of Roberta, Chamber of Commerce, Development Authority, GSBL, Local Banks	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Industrial Park—Fill spaces left by businesses that either leave or go out of business.	Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Identify a site for a new industrial park.	Development Authority, City of Roberta, Crawford County	Staff Time	Budget	2007, 2008
Develop another industrial park.	Crawford County, City of Roberta	\$2 Million	OneGeorgia Authority, DCA, USDA Rural Development, Crawford County, City of Roberta	2008, 2009, 2010
Promote and market downtown Roberta as a location for mixed retail, professional services, restaurants, and upscale loft apartments.	City of Roberta, Chamber of Commerce, Development Authority, Crawford County Historical Society	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Utilize existing and future hunting clubs (such as Knoxville Plantation) to draw visitors into Roberta and Crawford County.	City of Roberta, Crawford County, Chamber of Commerce, Hunting Clubs, GDEcD	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011

<b>Housing Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Establish a joint County/City housing committee to evaluate housing conditions and improve quality of housing stock.	Crawford County, City of Roberta	Staff Time	Budget	2007
Enact a housing ordinance aimed at eliminating substandard and dilapidated housing.	Crawford County, City of Roberta, RDC	Staff Time	Budget	2007, 2008
Identify new sites for manufactured/multi-family housing.	Crawford County, City of Roberta	Staff Time	Budget	2007, 2008
Promote the creation of affordable housing options other than trailers/mobile homes.	Crawford County, City of Roberta, Chamber of Commerce, Development Authority	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Seek high quality housing for the middle-income population.	Crawford County, City of Roberta, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage the construction of gated and high quality housing communities that have a range of housing options.	Crawford County, City of Roberta, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011



## Natural & Cultural Resources Short Term Work Program 2006-2011

Action Item	Responsible Party	Estimated Cost	Funding Source(s)	Estimated Completion Time
Promote Roberta's National Register Historic District and Encourage Economic Development & Tourism	City of Roberta, Crawford County Historical Society, Chamber of Commerce	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Develop & Adopt a Local Historic Preservation Ordinance & Design Guidelines	City of Roberta, RDC	Staff Time	Budget	2007
Form a Historic Preservation Commission	City of Roberta, RDC	Staff Time	Budget	2007
Promote Façade & Landscape Improvements to Commercial Buildings in Downtown Roberta by Offering Matching Grants	City of Roberta, Historic Preservation Commission (when formed)	\$500 grants	DCA	2007, 2008, 2009
Upgrade Signage and Historical Markers in Roberta throughout Crawford County	City of Roberta, Crawford County Historical Society, Roberta Historic Preservation Commission (when established)	Staff Time	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011
Coordinate Historic Tourism Opportunities in the City of Roberta, Knoxville, Francisville	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Crawford County Schools, CGTC	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Promote Heritage Education in the Community Particularly in Elementary, Middle and High Schools	City of Roberta, Crawford County, Chamber of Commerce, Crawford County Historical Society, Crawford County Schools	Staff Time, Volunteers	Budget, State & Federal Sources	2007, 2008, 2009, 2010, 2011

<b>Establish a Tree Ordinance in the City of Roberta</b>	<b>Georgia Forestry Department, City of Roberta, RDC</b>	<b>Staff Time</b>	<b>Budget</b>	<b>2007</b>
<b>Protect and Maintain the High Water Quality in Both the City and County</b>	<b>Crawford County, City of Roberta</b>	<b>Staff Time</b>	<b>Budget, State &amp; Federal Sources</b>	<b>2007, 2008, 2009, 2010, 2011</b>
<b>Consider Establishing a Local Greenspace Preservation Ordinance As a Way Protect Agricultural and Forestry Land</b>	<b>Crawford County, City of Roberta, Georgia Forestry Department, RDC</b>	<b>Staff Time</b>	<b>Budget, State &amp; Federal Sources</b>	<b>2008, 2009, 2010, 2011</b>
<b>Ensure the Continued Protection of Threatened &amp; Endangered Species</b>	<b>Crawford County, City of Roberta, DNR</b>	<b>Staff Time</b>	<b>Budget</b>	<b>2007, 2008, 2009, 2010, 2011</b>
<b>The Areas of Crawford County &amp; the City of Roberta South of Highways 128/80 Should Be Considered First for Any Extensions of the Water &amp; Sewer Services to Prevent Environmental Contamination Due to Failure of Individual Septic Systems &amp; Excessive Withdrawal from Aquifers On account of the Proliferation of Individual Wells</b>	<b>Crawford County, City of Roberta</b>	<b>Staff Time</b>	<b>Budget</b>	<b>2007, 2008, 2009, 2010, 2011</b>

<b>Community Facilities Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Continue Replacement of All Non-PVC Water Mains	City of Roberta	Unknown	Budget	Ongoing; 1 <sup>st</sup> phase completed in 2006
Assess the Need for Animal Control Facilities & Ordinance	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008
Continue Regular Maintenance of Fire Hydrants	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009
Establish a Joint Recreational Facility Board	City of Roberta, Crawford County	Staff Time	Budget	2007
Expand County Recreational Facilities	City of Roberta, Crawford County	Unknown	Budget	2007, 2008, 2009
Conduct an Economic Feasibility Study, Infrastructure Feasibility Study & If Found Feasible Install Wireless Internet Infrastructure in Roberta and Crawford County	City of Roberta, Crawford County	\$200,000	One Georgia Authority BRIDGE Grant	2007, 2008, 2009
Establish a City and County Website	Chamber of Commerce, City of Roberta, Crawford County, Development Authority	Staff Time	Budget, SPLOST, Grants, State & Federal Sources	2007, 2008, 2009
Employ Only Certified Building Inspectors	City of Roberta, Crawford County	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Develop strategies and pursue funding for financing water and wastewater infrastructure in undeveloped areas	City of Roberta, Crawford County	Staff-Time	USDA, DCA, GEFA, SPLOST, developers	2007, 2008, 2009, 2010, 2011

Construct Phase 2 of the Civic Center	City of Roberta	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
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<b>Land Use Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Establish multi-use trails in and around the City of Roberta to encourage alternative transportation methods such as: pedestrian, bicycle, and golf carts.	City of Roberta, GA Dept of Transportation	Unknown	Transportation Enhancement Funds from the GA Dept of Transportation	2007, 2008, 2009, 2010, 2011
Promote compatible infill development.	City of Roberta, Crawford County, Development Authority, Developers	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Establish incentives to make land preservation attractive to sellers and owners of agricultural property.	City of Roberta, Crawford County	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011
Strictly enforce zoning regulations, and minimize rezoning requests in agricultural areas.	City of Roberta, Crawford County	Staff-Time	Budget	2007, 2008, 2009, 2010, 2011

<b>Intergovernmental Coordination Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Promote coordination and cooperation between governments and organizations.	City of Roberta, Crawford County, Chamber of Commerce, Development Authority, Crawford County Historical Society	Staff Time	Budget	2007, 2008, 2009, 2010, 2011
Encourage total community involvement.	City of Roberta, Crawford County, DCA	Staff Time	Budget	2007, 2008, 2009, 2010, 2011

<b>Transportation Short-Term Work Program 2006-2011</b>				
<b>Action Item</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>	<b>Estimated Completion Time</b>
Promote the use of Crawford Transit (the 5311 Program).	City of Roberta, Crawford County	Staff Time	DOT	2007, 2008, 2009, 2010, 2011
Consider the installation of a traffic signal at the entrance/exit of the shopping center on Highway 80 in the City of Roberta.	City of Roberta	Unknown	DOT; SPLOST	2008, 2009, 2010
Adopt and implement a Local Bike/Pedestrian/ Alternative Transportation Plan that will tie Into the Regional Bike/Pedestrian Plan.	City of Roberta, Crawford County, GA Dept of Transportation, RDC	Staff Time	DOT; USDA	2008, 2009, 2010, 2011

<p><b>State Transportation Improvement Program (STIP) - Add turn lanes on SR 22/US 80 from the existing four-lane in Roberta to Culpepper Creek.</b></p>	<p><b>City of Roberta, DOT</b></p>	<p><b>Unknown</b></p>	<p><b>DOT</b></p>	<p><b>2007</b></p>
<p><b>Resurfacing and maintenance of Roberta Walking Trail.</b></p>	<p><b>City of Roberta, DOT</b></p>	<p><b>Unknown</b></p>	<p><b>DOT</b></p>	<p><b>Planning Phase Begins in 2007</b></p>
<p><b>Consider &amp; implement the expansion of Highway 80 between Roberta and Bibb County line from two (2) lanes to four (4) lanes.</b></p>	<p><b>Crawford County, City of Roberta, DOT</b></p>	<p><b>Unknown</b></p>	<p><b>DOT, Budget</b></p>	<p><b>2007, 2008, 2009, 2010, 2011</b></p>
<p><b>Consider &amp; implement the expansion of Highway 341 between Roberta and Barnesville and Roberta and Peach County line from two (2) to four (4) lanes.</b></p>	<p><b>Crawford County, City of Roberta</b></p>	<p><b>Unknown</b></p>	<p><b>DOT, Budget</b></p>	<p><b>2007, 2008, 2009, 2010, 2011</b></p>
<p><b>Ensure that the six (6) roads in Crawford County and four (4) roads in the City of Roberta on DOT's Local Assistance Road Program (LARP) Priority list get the attention they deserve.</b></p>	<p><b>Crawford County, City of Robert, DOT</b></p>	<p><b>Unknown</b></p>	<p><b>DOT, Budget</b></p>	<p><b>2007, 2008, 2009, 2010, 2011</b></p>

## *Policies*

Crawford County and the City of Roberta will adopt the following policies 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.

### **Economic Development**

- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will continue to work with the Chamber of Commerce and the Development Authority Department to attract and retain clean, sustainable industry and commercial development that will bolster and support the tax base.
- We will support programs that aid in the education and retention of a skilled labor force.
- We will promote the development of downtown Roberta into an attractive, viable, pedestrian-friendly area that offers essential services and amenities to residents.
- We will encourage the attraction and retention of professional and service-oriented businesses, retail establishments, and restaurants in and around the City of Roberta's traditional, historic downtown.
- We will continue to work with the Crawford County Historical Society and the Development Authority to support nature-based, cultural and heritage tourism efforts.

### **Housing**

- We will encourage the development of neighborhoods that include a range of housing options to accommodate all members of the community.
- We will promote the creation of affordable housing options.
- We will work to ensure that high quality housing is constructed and maintained.
- We will work to eliminate substandard and dilapidated housing in our community.

- We will encourage the development of loft and high quality apartment-style housing in downtown Roberta.
- We will promote compatible infill development in existing neighborhoods.
- We will encourage home ownership.
- We will encourage the creation of walkable, safe neighborhoods.
- We will ensure our neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, road and public transportation.
- We will protect, maintain, and enhance the viability, character, identity and physical condition of established neighborhoods.

## **Natural and Cultural Resources**

- We will work to protect the high water quality in the City of Roberta and Crawford County.
- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land, other natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland and to protect and preserve this important component of our community.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state, and national heritage.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.



## **Community Facilities and Services**

- We will support and promote the development of multi-use trails in and around the commercial center and surrounding neighborhoods within the City of Roberta, to encourage alternative transportation methods such as: pedestrian, bicycle, and golf carts.
- We will encourage the creation of attractive, accessible recreational facilities, public gathering places, and parks throughout the community.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- 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.

## **Land Use**

- We will promote neighborhood and commercial infill development in downtown Roberta and surround areas that are compatible with traditional development patterns.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We are committed to creating neighborhoods and mixed-use developments that are less automobile-oriented and more focused on being bike, pedestrian, and golf cart-friendly.

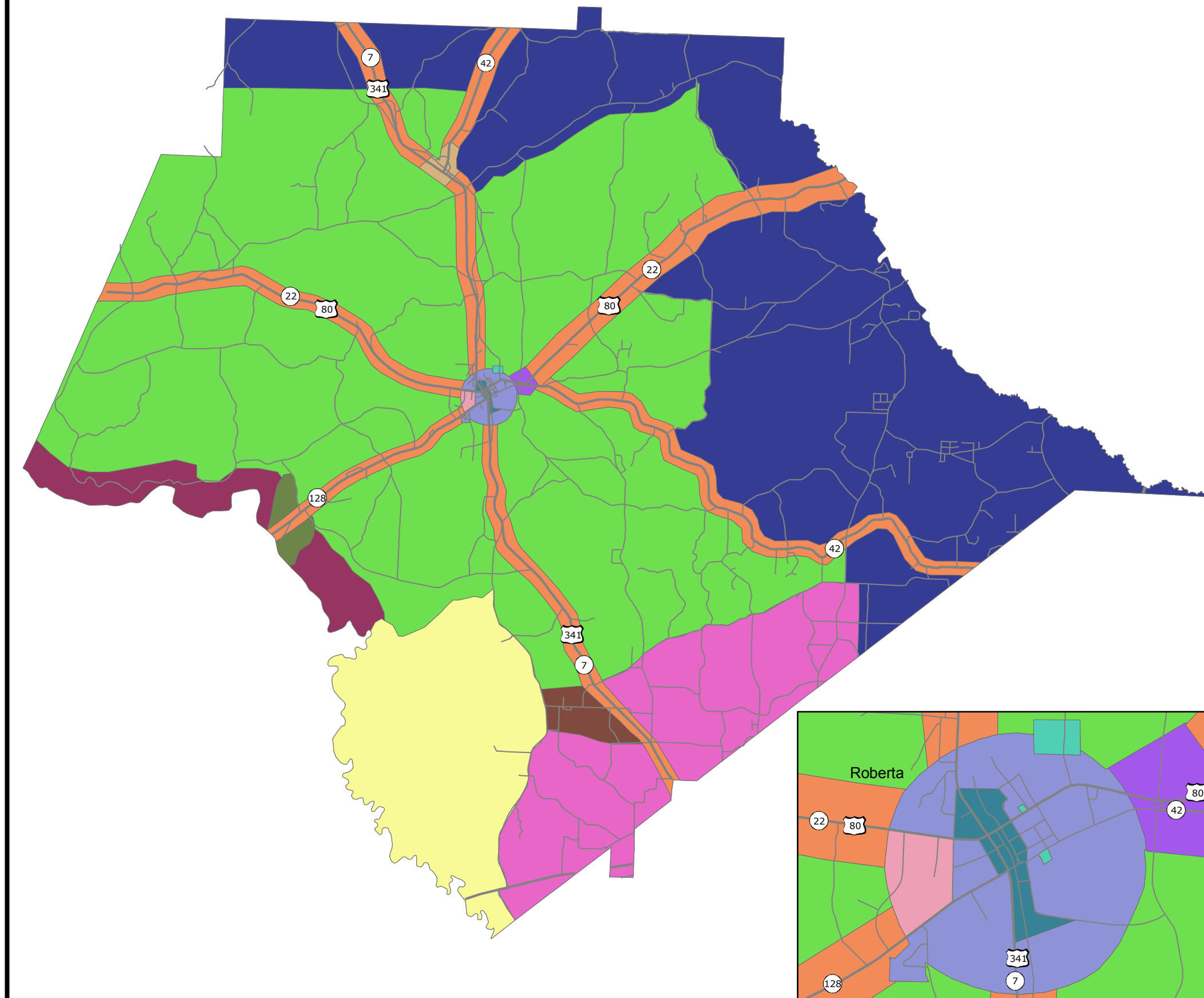
## **Intergovernmental Coordination**

- We will support other existing educational institutions and encourage development of new opportunities to educate our citizens.
- We will promote greater information sharing between governments.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will attempt to coordinate with neighboring jurisdictions on projects and issues that cross county borders.

## Transportation System

- We will ensure (through traffic-calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will support the creation of a community-wide pedestrian/bike path network.
- We will make decisions that encourage walking, biking, car-pooling, golf-cart usage, and other alternative transportation choices.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will address the location, design, and landscaping of residential and non-residential streets, trails, and paths as one of the most important components contributing to the character, structure, and development pattern of the community.
- We will ensure that transportation and greenway corridors will adhere to the community standards of aesthetics, urban design, and environmental stewardship.

### Future Development Map



**Legend**

- Crawford County School
- Downtown Roberta
- Flint River
- Francisville
- High Growth Area 1
- High Growth Area 2
- Major Highway Corridors
- Industrial Park
- Knoxville
- Magnolia Swamp
- Musella
- Agricultural/Forestry Land
- Neighborhoods of Roberta
- Zenith
- City of Roberta
- City Street
- County Road
- State Highway

0 1 2 4 6 Miles

North Arrow

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