



**COMPREHENSIVE PLAN**

**PARTIAL PLAN UPDATE**

**for**

**Greene County and the cities of  
Greensboro, Siloam, Union Point, White Plains, and Woodville**

**2009-2029**

DRAFT



# TABLE OF CONTENTS

<b>1. PARTIAL PLAN UPDATE TO THE COMPREHENSIVE PLAN</b>	-1-
<b>1.1 Purpose</b>	-1-
<b>1.2 Planning Area</b>	-1-
<b>1.3 Assessment of Quality Community Objectives</b>	-1-
1. Development Patterns	-2-
2. Resource Conservation	-2-
3. Social and Economic Development	-2-
4. Government Relations	-3-
<b>1.4 Areas Requiring Special Attention</b>	-3-
<b>1.5 Issues and Opportunities</b>	-10-
1. Greene County	-10-
2. Siloam	-11-
3. Union Point	-12-
4. White Plains	-13-
5. Woodville	-14-
<b>1.6 Policies</b>	-15-
1. Economic Development	-15-
2. Natural and Cultural Resources	-15-
3. Facilities and Services	-15-
4. Land Use and Planning	-15-
5. Housing	-15-
6. Intergovernmental Coordination	-16-
7. Transportation	-16-
<b>1.7 Implementation Program</b>	-16-
1. Short-Term Work Program	-16-
<b>2. APPENDIX I – QUALITY COMMUNITY OBJECTIVES ASSESSMENTS</b>	-23-
<b>2.1 Greene County – Quality Community Objectives</b>	-23-
1. Development Patterns	-23-
2. Resource Conservation	-25-
3. Social and Economic Development	-26-
4. Governmental Relations	-28-
<b>2.2 Town of Siloam – Quality Community Objectives</b>	-29-
1. Development Patterns	-29-
2. Resource Conservation	-31-
3. Social and Economic Development	-32-
4. Governmental Relations	-34-
<b>2.3 City of Union Point – Quality Community Objectives</b>	-34-
1. Development Patterns	-34-
2. Resource Conservation	-37-
3. Social and Economic Development	-38-
4. Governmental Relations	-40-
<b>2.4 City of White Plains – Quality Community Objectives</b>	-40-
1. Development Patterns	-40-
2. Resource Conservation	-43-
3. Social and Economic Development	-44-
4. Governmental Relations	-46-
<b>2.5 City of Woodville– Quality Community Objectives</b>	-46-
1. Development Patterns	-46-
2. Resource Conservation	-49-
3. Social and Economic Development	-50-
4. Governmental Relations	-52-

**3. APPENDIX II – REPORTS OF ACCOMPLISHMENTS.....-53-**

**4. APPENDIX III – CITY OF GREENSBORO  
PARTIAL UPDATE OF THE COMPREHENSIVE PLAN. ....-69-**



## **1. PARTIAL PLAN UPDATE TO THE COMPREHENSIVE PLAN**

### **1.1 Purpose**

The purpose of the Partial Update to the Comprehensive Plan is to help Greene County and its communities address critical issues and opportunities during the interim, transitional period between Comprehensive Plan updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The next full plan update is scheduled for 2014.

This partial update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards and Procedures as prepared by the Georgia Department of Community Affairs.

A public hearing was held September 3, 2009. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Commission.

### **1.2 Planning Area**

Greene County, located in Northeast Georgia, is a rural county encompassing 389 square miles and has a 2008 estimated population of 15,635. Since the 2000 Decennial Census, the county's population has increased by roughly 1,200. Greene County is part of the "Georgia's Lake Country" marketing alliance, and its economy relies heavily on the tourism generated from the Lake Oconee area in the southwestern part of the county.

The Town of Siloam encompasses approximately 1.28 square miles with a 2008 estimated population of 331, representing over 9% growth since the 2000 U.S. Census.

The City of Union Point encompasses approximately 2.02 square miles with a 2008 estimated population of 1529, representing a decrease of over 7.5% since 2000.

The City of White Plains encompasses approximately 4.82 square miles, with a 2008 estimated population of 303, representing a decrease of over 12% since 2000.

The City of Woodville encompasses approximately 4.91 square miles, with a 2008 estimated population of 416, representing a growth of nearly 6% since 2000.

The City of Greensboro, the Greene County seat, employed consultants The Jaeger Company and Jerry Weitz and Associates, Inc. to develop the City of Greensboro Partial Update of the Comprehensive Plan, which is included in the Appendix of this document. The Greensboro section of the plan was prepared independent of NEGRC-related work.

### **1.3 Assessment of Quality Community Objectives**

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirements of Chapter 110-1201: Standards and Procedures for Local Comprehensive Planning. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report.



## **1. Development Patterns**

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternative are Quality Community Objectives relating to development patterns.

Traditional neighborhoods (TND) are defined as comprehensive planning systems that include a variety of housing types and land uses in a defined area. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles. This provides residents the option of walking, biking or driving to places within their neighborhood. Present and future modes of transit are also considered during the planning stages.

Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space -- in the form of plazas, greens, parks and squares -- enhances community identity and value.

Traditional neighborhood developments are more commonly found in the municipalities, though they can be found in unincorporated areas. Most land use in Greene County is agricultural, with a significant number of forested acres; however, the area surrounding the new charter school in unincorporated Greene County is planned to be a traditional neighborhood development. The areas surrounding Lake Oconee have seen both residential and commercial growth since 2004, and are expected to experience additional changes in the future.

The City of Greensboro (see Appendix) is the urban center and the seat of Greene County government, and contains the largest number of traditional, in-town neighborhoods accessible to pedestrians. This community has benefited economically from the increase of tourism to Lake Oconee, as visitors are attracted to its quaint downtown.

Of the four other municipalities included in this plan, only Union Point and Woodville offer sidewalks. There is little undeveloped or unused land in Union Point, and the city has significantly higher percentage of residential and commercial land than Woodville, which is primarily comprised of agricultural and forested lands with little commercial activity.

Both Siloam and White Plains contain more commercial and residential land than Woodville, but neither community currently contains pedestrian or bicyclist facilities to connect residents to existing or future developments in these areas.

The term, "sense of place" often refers to characteristics that make a particular geographic area special, unique, and worthy of preservation and enhancement. These characteristics are created through the protection of historic areas, the regulation of aesthetics and signage, and the preservation of trees and farmland. Of the communities included in this plan, only Woodville and White Plains perceive their communities to possess enough of a sense of place to distinguish themselves from other areas.

## **2. Resource Conservation**

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Within the municipalities included in this plan, cultural and natural resources have not been comprehensively inventoried; however, there are designated historic districts within unincorporated county areas, the Town of Siloam, and the City of Union Point.

## **3. Social and Economic Development**

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.



The Georgia Job Tax Credit Law allows for a statewide job tax credit against Georgia income taxes for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, tourism, or research and development industries that create and maintain sufficient number of new full-time jobs. A county's tier ranking determines level of incentives. Currently, in 2009, Greene County holds a Tier 2 ranking, making businesses eligible to receive a Job Tax Credit of \$2,500 per job if at least ten jobs are created.

In February 2009, Greene County became a Certified Work Ready Community through the Georgia Work Ready program. The goal of this initiative is to effectively generate the right talent to match personnel needs of businesses. As a result of efforts taken to become certified, Greene County improved high school graduation rates between 2006 and 2008, and exceeded its goal for the number of residents who earned Work Ready Certificates by twenty percent. This effort has been led by a collaborative of business, industry, and education stakeholders in partnership with the Greene County campus of Athens Technical College.

There are several educational institutions within or near Greene County providing programs to enhance job skills of residents, including a satellite campus of Athens Technical College in Greensboro.

#### **4. Government Relations**

Greene County and its cities participate jointly in the comprehensive planning process, with the exception of the City of Greensboro, in this Partial Update to the 2004 Comprehensive Plan. The City of Union Point in particular indicated a desire for more planning and plan-sharing to take place across municipal boundaries.

#### **1.4 Areas Requiring Special Attention**

According to population estimates for Georgia counties, Greene County ranked 104th out of 159 in population growth in 2008. To prepare the county for future growth, the following Areas Requiring Special Attention have been identified through feedback from community representatives and the examination of land use trends.

##### **Natural and Cultural Resources**

Major water resources in Greene County include the predominant Lake Oconee, into which flow both the Apalachee River on the county's western border as well as the Oconee River from the Oconee County and Oglethorpe County border. Lake Oconee generates tourism revenue for the county, as visitors are attracted to the outdoor recreation opportunities it affords.

The Oconee National Forest is comprised of land scattered throughout the northwestern part of the unincorporated county, ending less than one mile to the west of Woodville and roughly two miles west of Greensboro. Within the Oconee National Forest vicinity is Watson Springs Forest, a 606-acre conservation area managed by the University of Georgia Warnell School of Forestry and Natural Resources for research, education, demonstration, and outreach. The Scull Shoals Mound Site is located north of this area, and contains remnants of structures that were part of a 19th century industrial mill town which ran the state of Georgia's first paper mill from 1811 to 1815.

Additional historic resources are scattered throughout both the unincorporated areas as well as within the municipalities, though only Siloam and Union Point have designated historic districts. The majority of cultural resources within Greene County are residential structures, with a few commercial or public buildings and sites.



### **Anticipated Rapid Development or Change of Land Use**

Each of the following maps depicting Special Attention Areas within Greene County and the four municipalities show parcels that have changed from an agriculture or forestry land use in 2004 to residential, industrial, or commercial use presently. While Greene County still identifies as a mostly rural, agricultural place, the total area of these recently-converted parcels is nearly 4,668 acres (of the county's 248,576 acres). Of this, four parcels (28.2 acres) have transferred to industrial land use, 110 parcels (850.4 acres) have changed to commercial land use, and 659 parcels comprising 3,789.4 acres have become residential in use. The majority of these parcels are concentrated in the vicinity of Lake Oconee, and surrounding the cities of Greensboro and Union Point. It is reasonable to assume that these areas may continue to feel development pressures in the future.

### **Extension beyond Available Community Facilities and Services**

Most of the existing infrastructure in Greene County serves the municipalities. If development is allowed to occur in a scattered fashion in unincorporated areas, the county will experience pressure to provide facilities and services in this same manner. This phenomenon has occurred with respect to the new residential communities surrounding Lake Oconee, where Greene County has expressed a desire to expand water and sewerage services to serve this population. In the future, targeted facility and service provision to identified growth areas only will encourage development where infrastructure is available or planned.

### **Redevelopment and Infill Development**

Opportunities for redevelopment and infill development can be found mainly within municipalities, where some vacancy exists and infrastructure is already in place to accommodate new investments. There are two parcels listed as unused or undeveloped in the City of White Plains which abut public or institutional uses. In Union Point, an undeveloped parcel is located on Moody Street primarily adjacent to an industrial use, but near also to residential and commercial property. The former Chipman-Union Mill (originally Union Manufacturing Company), located in the Union Point historic district, presents an opportunity for redevelopment in the future. Chipman-Union declared bankruptcy in 2001, and the building was purchased shortly thereafter. It is structurally sound, and is currently in use as an antique floor restoration area and wood storage facility.

The anticipated long-range development of the Firefly Trail multi-use path within the cities of Union Point and Woodville may provide opportunities for new or rehabilitated commercial and residential projects.

### **Abandonment or Contamination**

The only designated brownfield in Greene County is the Universal Rundle Corporation property in Union Point. At 14.5 acres, the site was designated in 2005, and cleanup was completed to residential standards in September 2006. The other known potential hazard in Greene County was a landfill site located just west of Union Point; it is now closed.

### **Incongruous Disinvestment**

There are no large areas of continuous substandard or deteriorating housing or commercial structures within unincorporated Greene County or the municipalities.

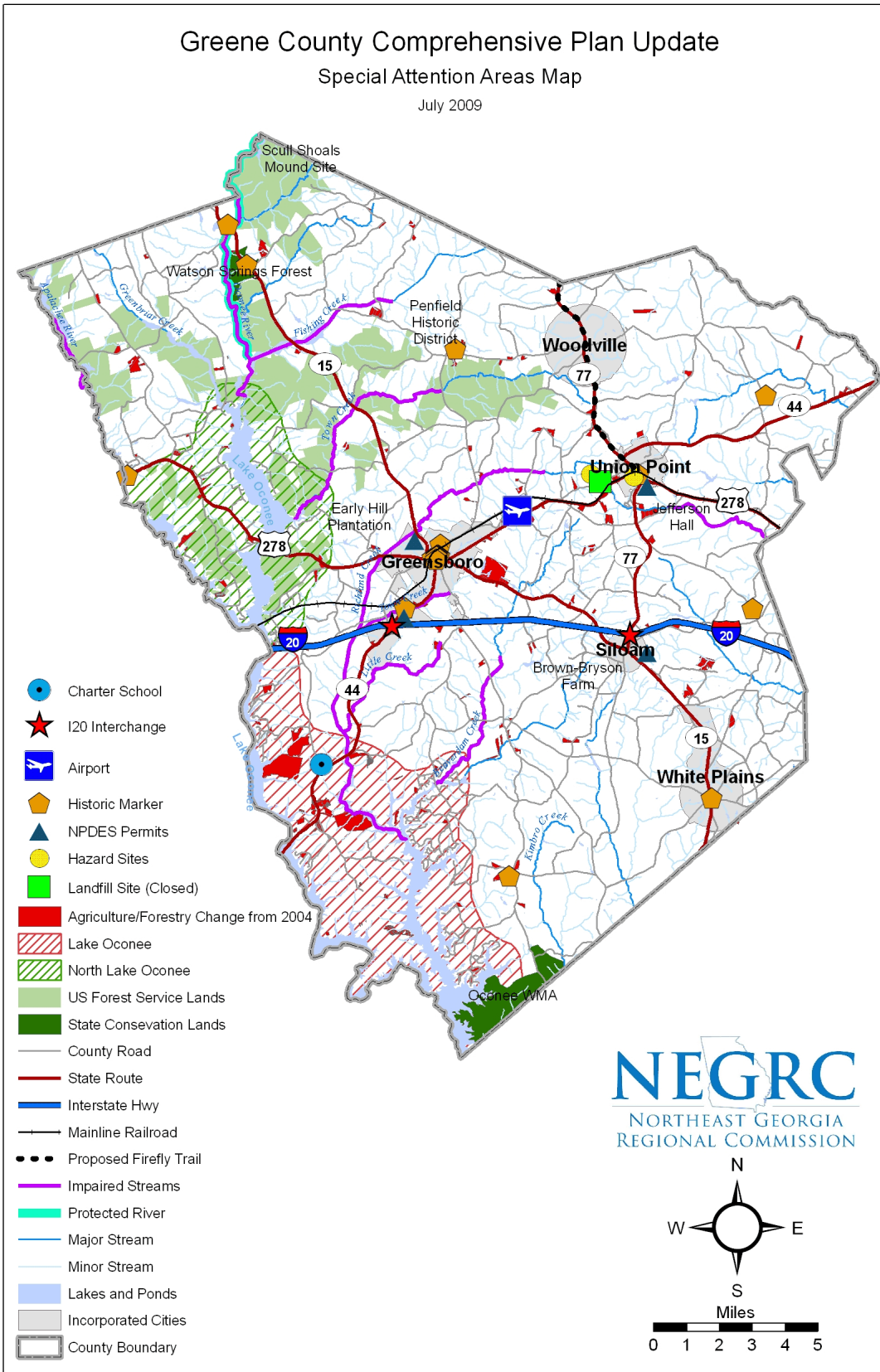


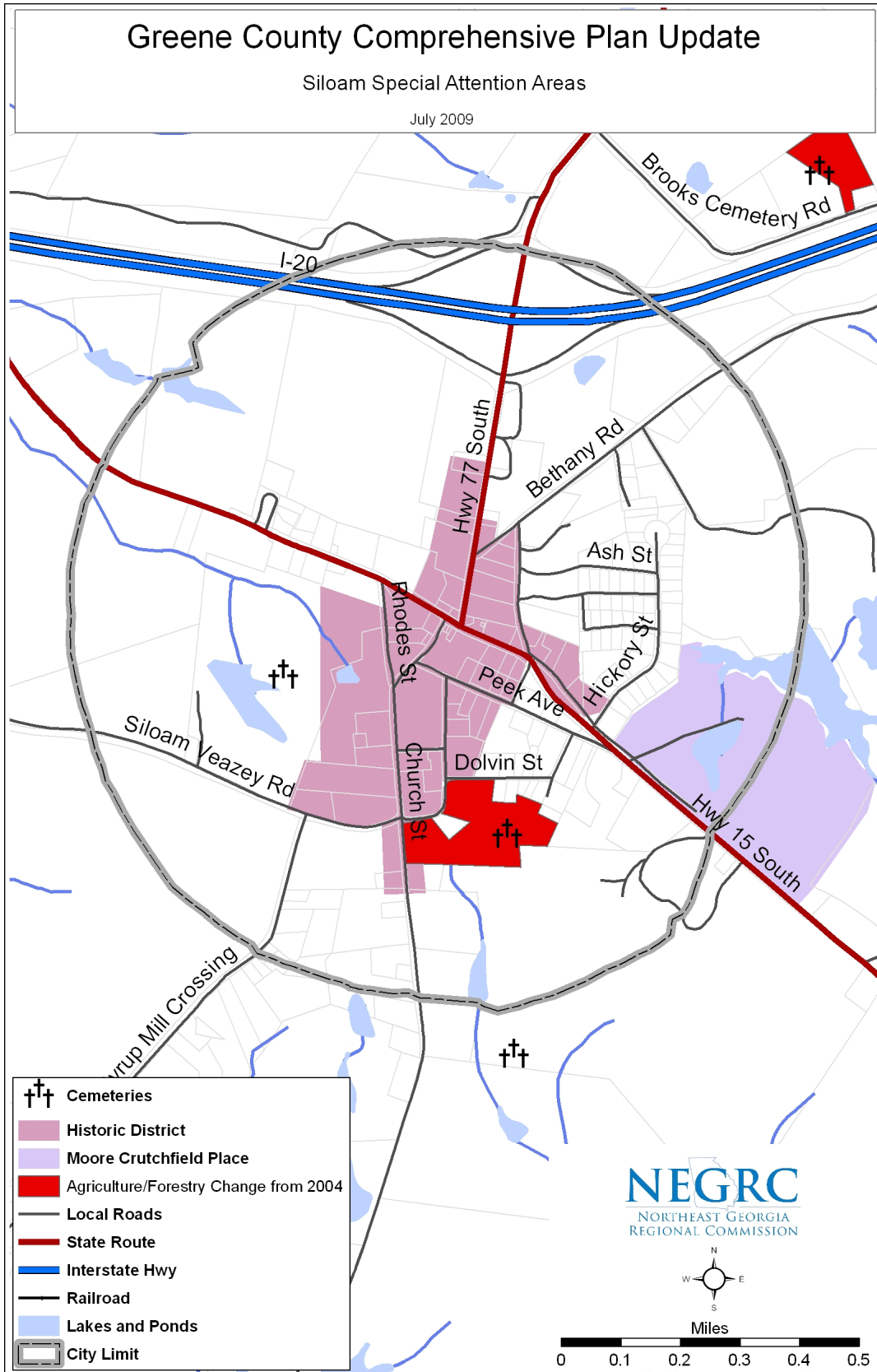


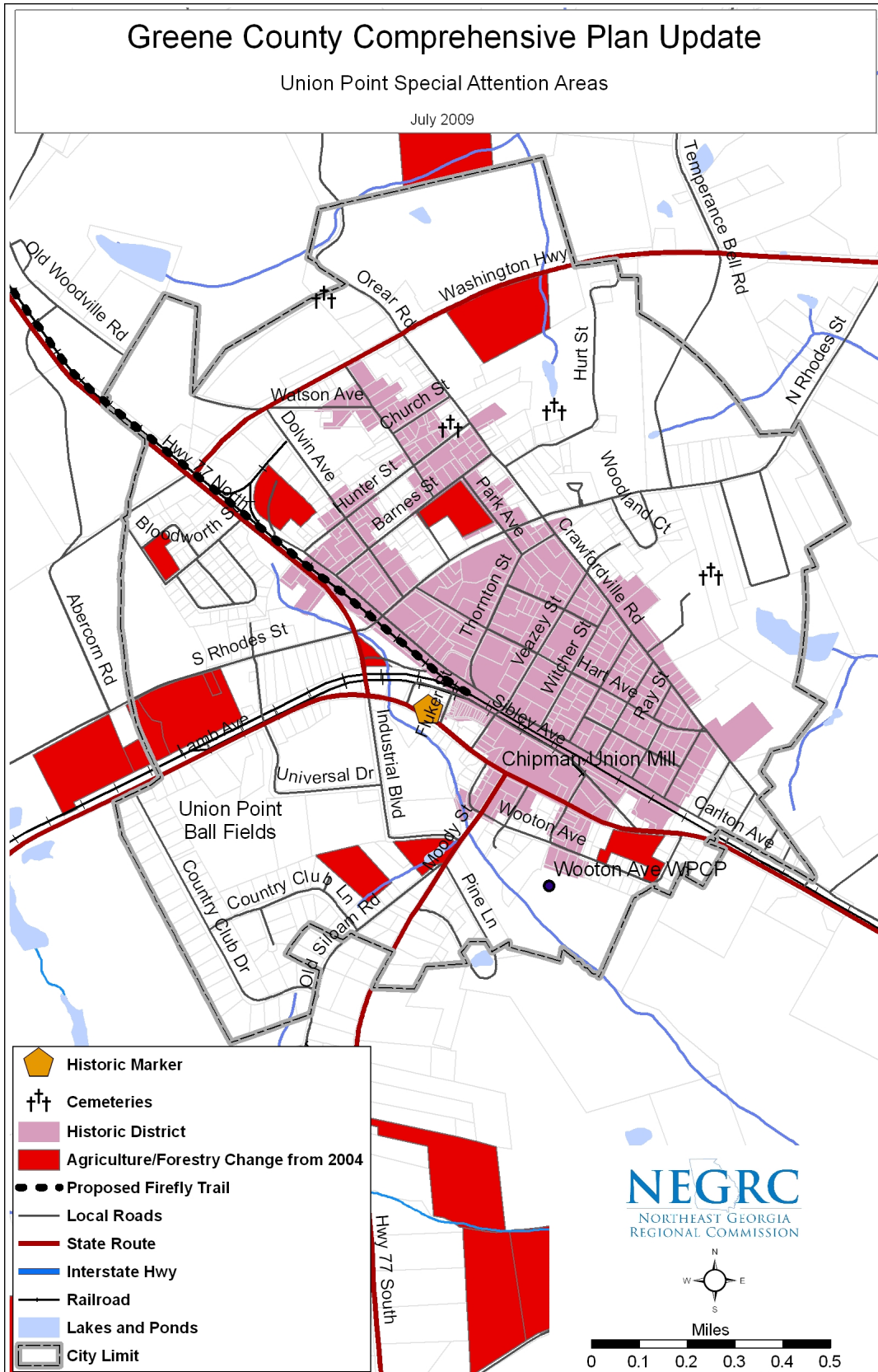
### Greene County Comprehensive Plan Update

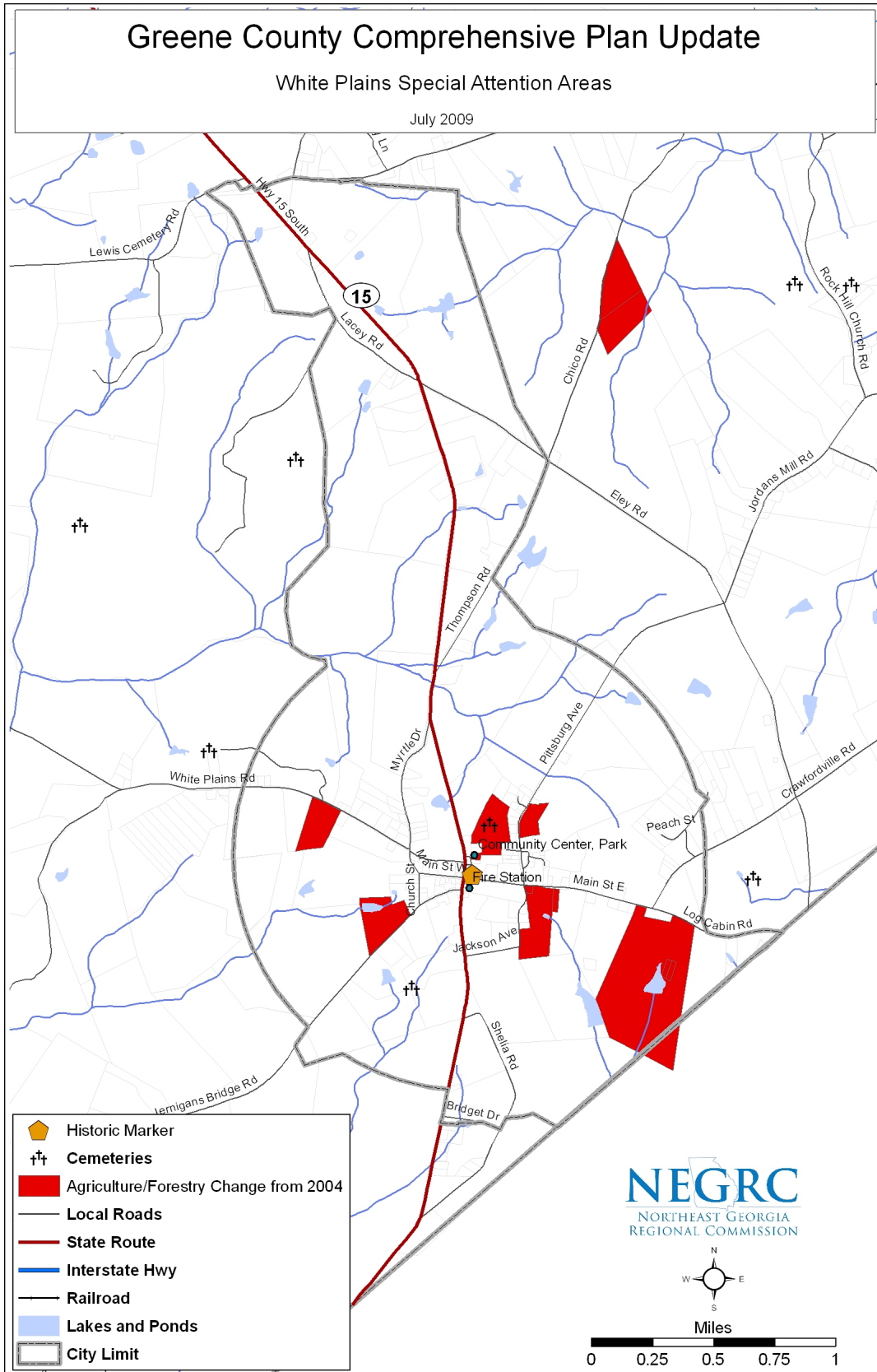
#### Special Attention Areas Map

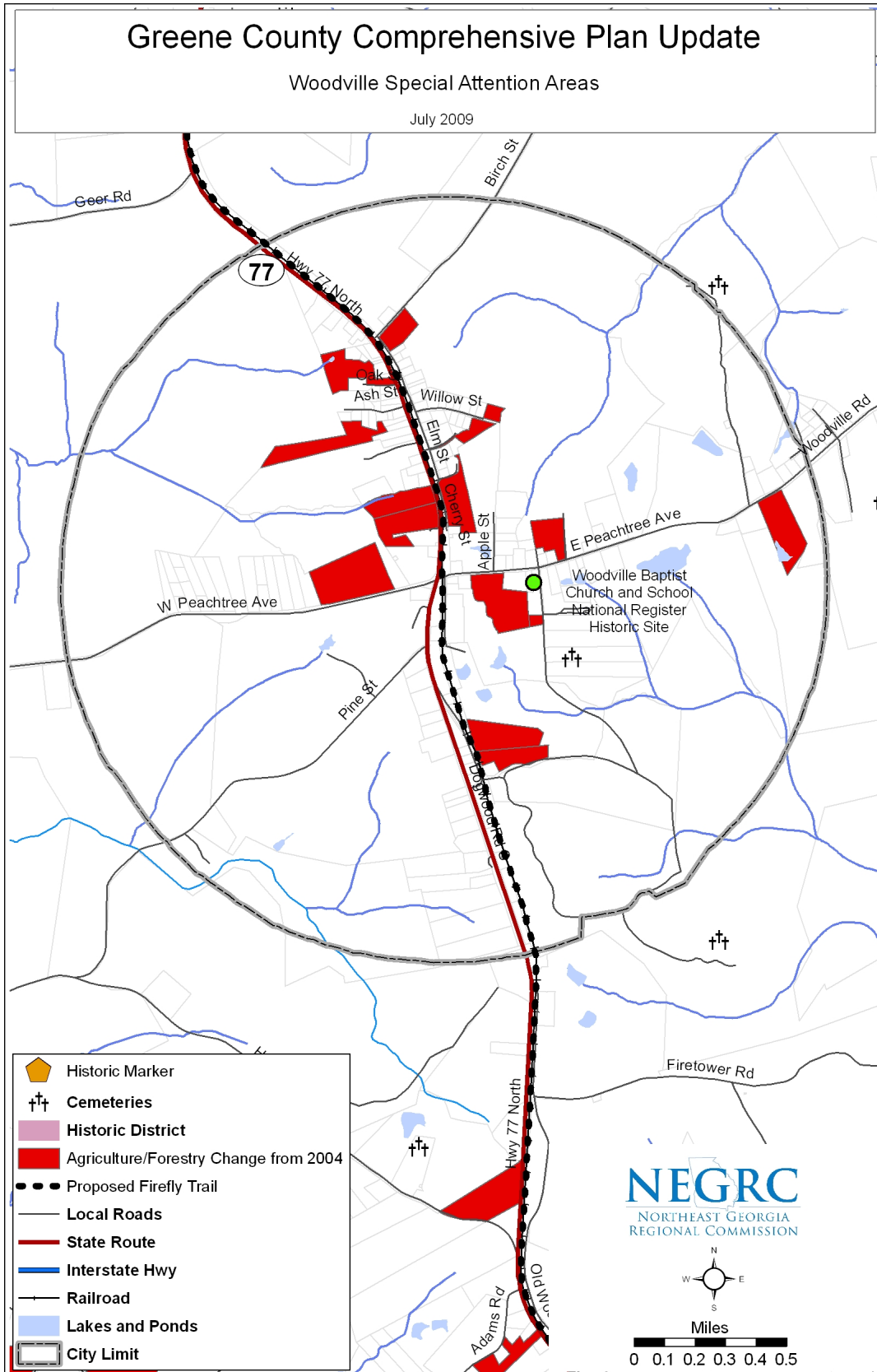
July 2009













## 1.5 Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' Quality Community Objectives Local Assessment Tool and Typical Issues and Opportunities, and a survey of community leaders and stakeholders. The full update to the Comprehensive Plan, scheduled for 2014, will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list.

### 1. Greene County

#### Economic Development

The County is in need of additional employment opportunities. Formation of an economic development strategy should address the lack of employment opportunities by matching recruitment and retention efforts with the skill sets of Greene County residents. Such a strategy should also evaluate the effectiveness of existing workforce training and continuing education programs, and create new opportunities where gaps exist.

#### Natural and Cultural Resources

Greene County contains thousands of acres in national forest, in addition to several designated recreational areas. While the County is not seeking to acquire additional greenspace at present, existing greenspace requirements within the zoning ordinance should continually be enforced for new developments.

#### Facilities and Services

Parking in the City of Greensboro is not sufficient. To determine current and future parking needs, Greene County staff may consider establishing a short-term internship program for college students with the purpose of conducting a parking intercept study of problem areas throughout the county.

The County desires water and sewer expansion in communities surrounding Lake Oconee. In addition, the County has determined that a new water treatment plant is needed to reduce reliance on wells. Greene County staff should approach this infrastructure development carefully, taking care to conserve open space where possible, enforce environmental protection criteria, and consistently evaluate any impacts on future land use throughout the process.

Greene County recently opened a new Recycle Center on Meadowcrest Road south of Greensboro in March 2009. The Center includes a "Swap Shop" program in which clean, usable, or easily repairable items may be dropped off for use by other County residents. To promote these recycle and reuse programs, Greene County staff and elected officials should utilize a multi-media approach to develop and distribute marketing materials to residents and businesses.

A new charter school is being built on Carey Station Road near State Route 44. It has completed two years of operation at a temporary facility, and will move into the new building at the beginning of the fall 2010 school year. The area around the school will subsequently be developed as a Traditional Neighborhood Development (TND). Greene County staff and elected officials should work to ensure connectivity between this development and nearby amenities through the provision of appropriate motorized and non-motorized transportation infrastructure.



## Housing

The County does not have enough housing for each income level, especially lower- to moderate-income households. Integration of these housing options in appropriate areas with access to employment centers should be a priority for the community.

## Intergovernmental Coordination

Coordination between Greene County and its cities is necessary to further the implementation of each local government's long-range goals. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full update to the Greene County Comprehensive Plan.

## Transportation

There is a lack of roadway and pedestrian facility connectivity between developments within the County. Greene County should be actively involved in the process of updating the Northeast Georgia Regional Bicycle and Pedestrian Plan for the purpose of addressing these issues.

Transportation corridors are congested throughout the County. County staff have several ways of addressing this, including participation in the aforementioned Northeast Georgia Regional Bicycle and Pedestrian Plan for the purpose of increasing the use of these transportation modes and removing some vehicles from roadways. Greene County should also remain actively involved in the advisory and advocacy group for the proposed Firefly Trail project utilizing the abandoned railway corridor extending to downtown Athens. In addition, Greene County Transit should work actively to increase awareness of and encourage residents to utilize the existing public transit system. In June 2009, Greene County received \$118,000 from the American Recovery and Reinvestment Act (ARRA) for vehicle acquisition and communication and office equipment. Evaluation of this system should precede this promotion, as additional vehicles or a change of services may be necessary to accommodate new riders in the future.

## 2. Siloam

### Economic Development

Siloam does not have an inventory of vacant sites and buildings available for redevelopment. The town could utilize local volunteers or student interns to help develop a comprehensive database.

The town is not distinctly identified so as to create a sense of place. Federal, state, and private foundation grants may be available to construct town welcome signs at gateways, as well as incorporate unifying elements such as planters and street furniture throughout the community to create a more welcoming atmosphere for current and future residents and businesses.

The town does not engage in economic development activities. Siloam staff and elected officials should seek opportunities to participate in economic development activities in cooperation with Greene County and the Greene County Chamber of Commerce.

Retail is the predominant industry in Siloam. Participation in a Greene County economic development strategy may result in new recruitment efforts with the purpose of diversifying the job base.

### Natural and Cultural Resources

The town does not have an inventory of natural and cultural resources. In partnership with the University of Georgia's Agricultural and Natural Resources Greene County Extension Office, Siloam could utilize volunteers or student interns to develop a comprehensive database. This inventory could serve as a base for designating areas where growth would be encouraged and establishing a greenspace plan in the future.



The town has no ordinances in place to ensure that new developments complement historic development. Siloam staff and elected officials should consider working with an attorney to develop a historic ordinance for appropriate areas of town.

#### Land Use and Planning

There exist no ordinances regulating signage or aesthetics of development within the town. In order to prevent non-compatible development from happening in the future, Siloam staff and elected officials should work with an attorney to develop a sign ordinance and design guidelines.

The town currently has no communication strategy to ensure that residents are informed about development processes, land use and zoning decisions, or new development. Free services through Google and Yahoo! are available for town staff and officials to develop a digital communications system.

#### Transportation

The community contains no sidewalks, pedestrian pathways, or existing or planned bicycle routes. Town staff and elected officials should consider participation in the development of the Northeast Georgia Regional Bicycle and Pedestrian Plan to address this.

### **3. Union Point**

#### Economic Development

Union Point has some unattractive commercial and shopping areas. There are very few businesses, and many buildings are vacant. A comprehensive inventory of vacant and available spaces should be assembled so as to prepare for future development within the city. To address dilapidated conditions, federal, state, and private foundation grants should be sought by city staff, elected officials, and local nonprofit groups.

Union Point lacks sufficient jobs or economic opportunities for residents. The local economy is too dependent on too few economic sectors, and there has been no vision developed for future economic development of the community. City staff and elected officials should work with the Downtown Development Authority, Greene County, and the Greene County Chamber of Commerce to establish a county-wide economic development strategy. At the local level, this should focus on the recruitment, retention, and growth of locally-owned small businesses.

#### Facilities and Services

Union Point contains many water and sewer lines in need of rehabilitation. The city should prioritize these repairs in order of those most in need of rehabilitation or replacement, and subsequently develop a phasing strategy for implementation.

#### Housing

Some Union Point neighborhoods are in need of revitalization. Dilapidated housing conditions exist, and there are not enough affordable housing options for residents. City staff and elected officials should develop a housing strategy, including design standards for appropriate areas, for the purpose of providing quality housing options for all economic levels in locations with access to major employment centers. This strategy should also evaluate the potential of hiring a part-time code enforcement officer to address violations.





#### Intergovernmental Coordination

The city does not plan with adjacent communities for areas near mutual boundaries, nor does staff share plans or planning information with neighboring communities. Participation in regional and county-wide planning activities will strengthen these relationships, forming a base from which increased communication can begin.

#### Transportation

People lack transportation choices for access to housing, jobs, services, goods, health care, and recreation. Union Point staff and elected officials should participate in the development of the Northeast Georgia Regional Bicycle and Pedestrian Plan for the purpose of evaluating where opportunities exist for incorporating pedestrian and bicycle facilities. In addition, Union Point should remain actively involved in the advisory and advocacy group for the proposed Firefly Trail project utilizing the abandoned railway corridor extending to downtown Athens.

### **4. White Plains**

#### Economic Development

White Plains does not have an inventory of vacant sites and buildings available for redevelopment. The town could utilize local volunteers or student interns to help develop a comprehensive database.

The town does not engage in economic development activities. White Plains staff and elected officials should seek opportunities to participate in economic development activities in cooperation with Greene County and the Greene County Chamber of Commerce

#### Natural and Cultural Resources

The town does not have an inventory of natural and cultural resources. In partnership with the University of Georgia's Agricultural and Natural Resources Greene County Extension Office, White Plains could utilize volunteers or student interns to develop a comprehensive database. This inventory could serve as a base for designating areas where growth would be encouraged and establishing a greenspace plan in the future.

The town has no ordinances in place to ensure that new developments complement historic development. White Plains staff and elected officials should consider working with an attorney to develop a historic ordinance for appropriate areas of town.

#### Housing

White Plains does not currently allow for either multi-family housing or lower-income housing developments. City staff and elected officials should develop a housing strategy for the purpose of providing quality housing options for residents at all economic levels and abilities in locations with access to major employment centers.

#### Land Use and Planning

The city does not allow commercial and retail developments to share parking areas. Staff and elected officials should regularly evaluate this and other similar policies to determine whether they reflect the needs and vision for development within the community.



The city currently has no communication strategy to ensure that residents are informed about development processes, land use and zoning decisions, or new development. Free services through Google and Yahoo! are available for town staff and officials to develop a digital communications system.

#### Transportation

White Plains does not have sidewalks, pedestrian pathways, or existing or planned bicycle routes. White Plains staff and elected officials should consider participation in the development of the Northeast Georgia Regional Bicycle and Pedestrian Plan for the purpose of evaluating where opportunities exist for incorporating pedestrian and bicycle facilities.

### 5. Woodville

#### Economic Development

Woodville does not have an inventory of vacant sites and buildings available for redevelopment. The town could utilize local volunteers or student interns to help develop a comprehensive database.

The city does not engage in economic development activities. Woodville staff and elected officials should seek opportunities to participate in economic development activities in cooperation with Greene County and the Greene County Chamber of Commerce

#### Natural and Cultural Resources

The town does not have an inventory of natural and cultural resources. In partnership with the University of Georgia's Agricultural and Natural Resources Greene County Extension Office, Woodville could utilize volunteers or student interns to develop a comprehensive database. This inventory could serve as a base for designating areas where growth would be encouraged and establishing a greenspace plan in the future.

The city has no ordinances in place to ensure that new developments complement historic development. Woodville staff and elected officials should consider working with an attorney to develop a historic ordinance for appropriate areas of town.

#### Housing

Woodville does not currently allow for multi-family housing to be built in the community. City staff and elected officials should develop a housing strategy for the purpose of providing quality housing options for residents at all economic levels and abilities in locations with access to major employment centers.

#### Land Use

Woodville does not allow for small-lot development. City staff and elected officials should regularly evaluate this and other similar policies to determine whether they reflect the needs and vision for development within the community.

There exist no ordinances regulating signage or aesthetics of development within the town. In order to prevent non-compatible development from happening in the future, Woodville staff and elected officials should work with an attorney to develop a sign ordinance and design guidelines.

The city currently has no communication strategy to ensure that residents are informed about development processes, land use and zoning decisions, or new development. Free services through Google and Yahoo! are available for town staff and officials to develop a digital communications system.



## Transportation

Woodville currently has a sidewalk in place along its main vehicular thoroughfare, State Route 77. Woodville staff and elected officials should participate in the development of the Northeast Georgia Regional Bicycle and Pedestrian Plan for the purpose of evaluating where opportunities exist for incorporating additional pedestrian and bicycle facilities. In addition, the city should become actively involved in the advisory and advocacy group for the proposed Firefly Trail project utilizing the abandoned railway corridor extending to downtown Athens.

### **1.6 Policies**

The policies below are designed to help Greene County and its cities in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Plan Update to the Comprehensive Plan. The policies should apply to Greene County and its cities.

These policies will serve as a starting point for the policies that will be developed during the full Comprehensive Plan Update process due in 2014.

#### **1. Economic Development**

Increase the number of local employment opportunities through the recruitment and retention of business and industry offering appropriate work for the Greene County labor force skill set.

Continue to encourage and support innovative post-secondary education programs and services through collaborative relationships with the Greene County Technical Education Center (satellite campus of Athens Technical College in Greensboro) and nearby facilities such as the University of Georgia in Athens-Clarke County and Georgia College & University in Milledgeville

#### **2. Natural and Cultural Resources**

Encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, and agricultural lands.

#### **3. Facilities and Services**

Provide potable water service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with new development.

Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with development in appropriate areas.

Target infrastructure expansion to optimize commercial and industrial growth, where appropriate.

Provide, protect, and maintain an efficient network of parks and open space to serve all residents.

Maintain a cooperative relationship with the Georgia Department of Transportation to ensure adequate vehicular, bicycle, and pedestrian transportation infrastructure.

Continue to provide and promote the environmentally-conscious disposal of solid waste and recyclables for households and businesses.



#### **4. Land Use and Planning**

Promote the orderly development of land to accommodate anticipated growth through the protection of natural and cultural resources and the coordination of available public facilities and services.

#### **5. Housing**

Encourage development of housing opportunities for existing and potential residents of all income levels and age cohorts in types and densities appropriate to surrounding communities.

#### **6. Intergovernmental Coordination**

Establish formal relationships among governments and quasi-governmental entities within and outside Greene County for the purpose of eliminating and avoiding the duplication of services and reducing costs as well as creating opportunities for cooperation on multiple types of projects.

#### **7. Transportation**

Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options for residents of all abilities.

### **1.7 Implementation Program**

#### **1. Short-Term Work Program**

The Short-Term Work Program identifies specific implementation actions the County and cities intend to take during the first-five year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the Short-Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. Short-Term Work Programs for the county and each city are presented on the following pages. The Report of Accomplishments for the 2004-2008 Short-Term Work Program is included in the Appendix of this Partial Update to the Comprehensive Plan.



Greene County, Georgia Short Term Work Program 2009 - 2013 and Ongoing					
Description	Initiation Year	Completion Year	Cost Estimate	Responsible Party	Possible Funding Source(s)
Develop comprehensive economic development strategy in partnership with local governments	2009	2010	0 (in-house)	County, Municipalities, Chamber of Commerce	N/A
Continue to enforce greenspace requirements in the zoning ordinance	Ongoing	Ongoing	0	County	N/A
Conduct a parking intercept study to determine current and future parking needs	2009	2010	0 (in-house)	County	N/A
Develop plan for expansion of water and sewer services to communities surrounding Lake Oconee	2010	2011	0	County	N/A
Implement water and sewer expansion in appropriate areas	2012	Ongoing	Varies	County	Local
Evaluate potential sites for a new water treatment plant	2012	2013	0	County	N/A
Promote recycle and reuse programs through the distribution of marketing materials for residents and businesses	Ongoing	Ongoing	2,500 / year	County	Local
Ensure connectivity between the new Charter School TND and nearby amenities as development occurs	Ongoing	Ongoing	Varies	County, Private	Local, Private
Work with local governments to integrate lower- to moderate-income housing developments	Ongoing	Ongoing	0	County, Municipalities	N/A
Regularly evaluate and promote county transit system	Ongoing	Ongoing	Varies	County	Local
Send representative to Firefly Trail project meetings at NEGRC	Ongoing	Ongoing	0	County	N/A
Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	2009	2010	0	County	N/A



<b>Greene County, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Ongoing	0	County	N/A
Evaluate the Future Land Use Map every two years to ensure it reflects current development visions	Ongoing	Ongoing	0	County	N/A

<b>Town of Siloam, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Compile digital inventory of vacant sites and buildings for redevelopment	2009	2010	\$1,000	Town	Local
Facilitate gateway and streetscape improvements	Ongoing	Ongoing	Varies by project	Town, DCA, NEGRC	Local, Grants
Seek economic development opportunities and participate in strategy development	Ongoing	Ongoing	0	Town, County, COC	N/A
Compile comprehensive digital inventory of natural and cultural resources	2010	2010	\$1,000	Town, DNR, DCA, NEGRC	Local
Develop historic ordinance for appropriate areas	2011	2011	\$2,000	Town	Local
Develop sign ordinance and design guidelines	2012	2012	\$2,000	Town	Local
Utilize available services to enhance town communications	2009	2009	0	Town	N/A
Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	2009	2010	0	Town	N/A



<b>Town of Siloam, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Ongoing	0	Town	N/A
Evaluate the Future Land Use Map every two years to ensure it reflects current development patterns	Ongoing	Ongoing	0	Town	N/A

<b>City of Union Point, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Compile digital inventory of vacant sites and buildings for redevelopment	2009	2010	\$1,000	City	Local
Facilitate renovation and rehabilitation of dilapidated commercial structures	Ongoing	Ongoing	Varies by project	City, DCA, NEGRC	Local, Grants
Seek economic development opportunities and participate in strategy development	Ongoing	Ongoing	0	City, DDA, County, COC	N/A
Facilitate water and sewer line rehabilitation through development of a phased implementation program	Ongoing	Ongoing	Varies	City	Local
Amend zoning code to address county-wide housing needs	2010	2010	\$1,500 - 3,000	City, County	Local
Hire code enforcement officer to address violations and safety issues	2010	Ongoing	\$15,000 per year (Part-time)	City	Local
Send representative to Firefly Trail project meetings at NEGRC	Ongoing	Ongoing	0	City	N/A



<b>City of Union Point, Georgia                      Short Term Work Program                      2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	2009	2010	0	City	N/A
Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Ongoing	0	City	N/A
Evaluate the Future Land Use Map every two years to ensure it reflects current development visions	Ongoing	Ongoing	0	City	N/A





<b>City of White Plains, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Compile digital inventory of vacant sites and buildings for redevelopment	2009	2010	\$1,000	City	Local
Seek economic development opportunities and participate in strategy development	Ongoing	Ongoing	0	City, County, COC	N/A
Compile comprehensive digital inventory of natural and cultural resources	2010	2010	\$1,000	City, DNR, DCA, NEGRC	Local
Develop historic ordinance for appropriate areas	2011	2011	\$2,000	City	Local
Amend zoning code to address county-wide housing needs	2010	2010	\$1,500 - 3,000	City, County	Local
Utilize available services to enhance town communications	2009	2009	0	City	N/A
Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	2009	2010	0	City	N/A
Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Ongoing	0	City	N/A
Evaluate the Future Land Use Map every two years to ensure it reflects current development visions	Ongoing	Ongoing	0	City	N/A



<b>City of Woodville, Georgia Short Term Work Program 2009 - 2013 and Ongoing</b>					
<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Source(s)</b>
Compile digital inventory of vacant sites and buildings for redevelopment	2009	2010	\$1,000	City	Local
Seek economic development opportunities and participate in strategy development	Ongoing	Ongoing	0	City, County, COC	N/A
Compile comprehensive digital inventory of natural and cultural resources	2010	2010	\$1,000	City, DNR, DCA, NEGRC	Local
Evaluate land use policies to ensure adherence to community vision	Ongoing	Ongoing	0	City	N/A
Amend zoning code to address county-wide housing needs	2010	2010	\$1,500 - 3,000	City, County	Local
Develop sign ordinance and design guidelines	2012	2012	\$2,000	City	Local
Utilize available services to enhance town communications	2009	2009	0	City	N/A
Send representative to Firefly Trail project meetings at NEGRC	Ongoing	Ongoing	0	City	N/A
Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	2009	2010	0	City	N/A
Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Ongoing	0	City	N/A
Evaluate the Future Land Use Map every two years to ensure it reflects current development visions	Ongoing	Ongoing	0	City	N/A



## 2. APPENDIX I – QUALITY COMMUNITY OBJECTIVES ASSESSMENTS

### 2.1 Greene County – Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

#### 1. Development Patterns

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

Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	Yes
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	Yes
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No
We have a program to keep our public areas clean and safe	Yes
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes
In some areas several errands can be made on foot, if so desired.	Yes
Some of our children can and do walk to school safely.	Yes
Schools are located in or near neighborhoods in our community.	Yes

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



Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	No
Our community is actively working to promote Brownfield Development?	No
Our community is actively working to promote Greyfield Development?	No
We have areas of our community that are planned for nodal development?	No
Our community allows small-lot development for some uses?	Yes

**Sense of Place.** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	No
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes
We have ordinances to regulate the aesthetics of development in our highly visible areas.	Yes
We have ordinances to regulate the size and type of signage in our community.	Yes
If applicable, our community has a plan to protect designated farmland.	No

**Transportation Alternatives.** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Objectives	Status
We have public transportation in our community.	Yes
We require that new development connect with existing development through a street network, not a single entry/exit.	Yes
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes



Objectives	Status
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes
We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes
We have a plan for bicycle routes through our community.	No
We allow commercial and retail development to share parking areas wherever possible.	Yes

**Regional Identity.** Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes
Our community encourages businesses that create products that draw on our regional heritage.	Yes
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	Yes

## 2. Resource Conservation

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

Objective	Status
We have designated historic districts in our community.	Yes
We have an active historic preservation commission.	Yes
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	Yes

**Open Space Preservation.** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.



Objective	Status
Our community has a greenspace plan.	No
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	Yes
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No

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

Objective	Status
Our community has a comprehensive natural resources inventory.	No
We use this inventory to steer development away from environmentally sensitive areas.	N/A
We have identified our defining natural resources and have taken steps to protect them.	No
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes
Our community has and actively enforces a tree preservation ordinance.	No
Our community has a tree-planting ordinance for new development.	Yes
We are using stormwater best management practices for all new development.	Yes
We have land measures that will protect the natural resources in our community.	Yes

### 3. Social and Economic Development

**Growth Preparedness.** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.



Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same projections.	Yes
We have a Capital Improvements Program that supports current and future growth.	Yes
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes

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

Objective	Status
Our economic development program has an entrepreneur support program.	Yes
Our community has jobs for skilled labor.	Yes
Our community has jobs for unskilled labor.	Yes
Our community has professional and managerial jobs.	Yes

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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes
We recruit businesses that provide or create sustainable products.	Yes
We have a diverse job base, so that one employer leaving would not cripple us.	Yes

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



Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	Yes
People who work in our community can afford to live here too.	Yes
Our community has enough housing for each income level.	No
We encourage new residential development to follow the pattern of our original town.	No
We have options available for loft living, downtown living, or neo-traditional living.	No
We have vacant and developable land available for multi-family housing.	Yes
We allow multi-family housing to be developed in our community.	Yes
We support community development corporations building housing for lower-income households.	No
We have housing programs that focus on households with special needs.	No
We allow small houses built on small lots in appropriate areas.	Yes

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

Objective	Status
Our community provides workforce-training options for our citizens.	Yes
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	Yes
Our community has higher education opportunities, or is close to a community that does.	Yes
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes

#### 4. Governmental Relations

**Local Self-Determination.** Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes
We have a public-awareness element in our comprehensive planning process.	Yes





## 2.2 Town of Siloam – Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

### 1. Development Patterns

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

Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	No
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	Yes
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No
We have a program to keep our public areas clean and safe	Yes
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	No – No Sidewalks
In some areas several errands can be made on foot, if so desired.	Yes
Some of our children can and do walk to school safely.	No
Schools are located in or near neighborhoods in our community.	NO

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	No
Our community is actively working to promote Brownfield Development?	No
Our community is actively working to promote Greyfield Development?	No
We have areas of our community that are planned for nodal development?	No
Our community allows small-lot development for some uses?	Yes



**Sense of Place.** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	No
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes
We have ordinances to regulate the aesthetics of development in our highly visible areas.	No
We have ordinances to regulate the size and type of signage in our community.	No
If applicable, our community has a plan to protect designated farmland.	N/A

**Transportation Alternatives.** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Objectives	Status
We have public transportation in our community.	No – County Maintained
We require that new development connect with existing development through a street network, not a single entry/exit.	No
We have a good network of sidewalks to allow people to walk to a variety of destinations.	No – No sidewalks
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
We require that newly built sidewalks connect to existing sidewalks wherever possible.	N/A
We have a plan for bicycle routes through our community.	No
We allow commercial and retail development to share parking areas wherever possible.	Yes

**Regional Identity.** Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.



Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	No
Our community encourages businesses that create products that draw on our regional heritage.	Yes
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	No
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	No

## 2. Resource Conservation

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

Objective	Status
We have designated historic districts in our community.	Yes
We have an active historic preservation commission.	No
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	No

**Open Space Preservation.** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Objective	Status
Our community has a greenspace plan.	No
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	Yes
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No



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

Objective	Status
Our community has a comprehensive natural resources inventory.	No
We use this inventory to steer development away from environmentally sensitive areas.	N/A
We have identified our defining natural resources and have taken steps to protect them.	No
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	No
Our community has and actively enforces a tree preservation ordinance.	No
Our community has a tree-planting ordinance for new development.	No
We are using stormwater best management practices for all new development.	No
We have land measures that will protect the natural resources in our community.	No

### 3. Social and Economic Development

**Growth Preparedness.** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	No
Our local governments, the local school board, and other decision-making entities use the same projections.	No
We have a Capital Improvements Program that supports current and future growth.	No
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	No

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



Objective	Status
Our economic development program has an entrepreneur support program.	No
Our community has jobs for skilled labor.	No – Retail Only
Our community has jobs for unskilled labor.	Yes
Our community has professional and managerial jobs.	No – Retail Only

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

Objective	Status
Our economic development organization has considered our community’s strengths, assets, and weaknesses and has created a business development strategy based on them.	No
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	No
We recruit businesses that provide or create sustainable products.	No
We have a diverse job base, so that one employer leaving would not cripple us.	No

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	Yes
People who work in our community can afford to live here too.	Yes
Our community has enough housing for each income level.	Unknown
We encourage new residential development to follow the pattern of our original town.	No
We have options available for loft living, downtown living, or neo-traditional living.	No
We have vacant and developable land available for multi-family housing.	Yes
We allow multi-family housing to be developed in our community.	Yes
We support community development corporations building housing for lower-income households.	Yes
We have housing programs that focus on households with special needs.	No
We allow small houses built on small lots in appropriate areas.	Yes



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

Objective	Status
Our community provides workforce-training options for our citizens.	No
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	N/A
Our community has higher education opportunities, or is close to a community that does.	No
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

#### 4. Governmental Relations

**Local Self-Determination.** Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	No
We have a public-awareness element in our comprehensive planning process.	No

#### 2.3 City of Union Point – Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

##### 1. Development Patterns

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



Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	No
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	No
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	No
We have a program to keep our public areas clean and safe	No-We do keep clean and safe
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes – Some sidewalks need repair
In some areas several errands can be made on foot, if so desired.	Yes
Some of our children can and do walk to school safely.	Yes
Schools are located in or near neighborhoods in our community.	Yes

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	No
Our community is actively working to promote Brownfield Development?	No
Our community is actively working to promote Greyfield Development?	No
We have areas of our community that are planned for nodal development?	No
Our community allows small-lot development for some uses?	No

**Sense of Place.** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.



Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	No
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes – to some degree
We have ordinances to regulate the aesthetics of development in our highly visible areas.	No
We have ordinances to regulate the size and type of signage in our community.	Yes
If applicable, our community has a plan to protect designated farmland.	No

**Transportation Alternatives.** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Objectives	Status
We have public transportation in our community.	No
We require that new development connect with existing development through a street network, not a single entry/exit.	Yes - Subdivision Regulations
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes - Subdivision Regulations
We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes - Subdivision Regulations
We have a plan for bicycle routes through our community.	No
We allow commercial and retail development to share parking areas wherever possible.	Yes

**Regional Identity.** Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.





Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	No
Our community encourages businesses that create products that draw on our regional heritage.	No
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes - County-wide
Our community promotes tourism opportunities based on the unique characteristics of our region.	No
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	Yes

## 2. Resource Conservation

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

Objective	Status
We have designated historic districts in our community.	Yes
We have an active historic preservation commission.	Yes
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	Yes

**Open Space Preservation.** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Objective	Status
Our community has a greenspace plan.	No
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	No
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	No
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No

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



Objective	Status
Our community has a comprehensive natural resources inventory.	No
We use this inventory to steer development away from environmentally sensitive areas.	No
We have identified our defining natural resources and have taken steps to protect them.	No
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes - WSW, GRO, Wetlands
Our community has and actively enforces a tree preservation ordinance.	Yes - Tree City Ordinance
Our community has a tree-planting ordinance for new development.	No
We are using stormwater best management practices for all new development.	Yes - Subdivision Regulations
We have land measures that will protect the natural resources in our community.	No

### 3. Social and Economic Development

**Growth Preparedness.** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	No
Our local governments, the local school board, and other decision-making entities use the same projections.	No
We have a Capital Improvements Program that supports current and future growth.	No
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	No

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

Objective	Status
Our economic development program has an entrepreneur support program.	No
Our community has jobs for skilled labor.	No
Our community has jobs for unskilled labor.	No
Our community has professional and managerial jobs.	No



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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes
We recruit businesses that provide or create sustainable products.	Yes
We have a diverse job base, so that one employer leaving would not cripple us.	No

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	No
People who work in our community can afford to live here too.	No
Our community has enough housing for each income level.	No
We encourage new residential development to follow the pattern of our original town.	Yes
We have options available for loft living, downtown living, or neo-traditional living.	Yes - Downtown living
We have vacant and developable land available for multi-family housing.	Yes
We allow multi-family housing to be developed in our community.	Yes
We support community development corporations building housing for lower-income households.	Yes
We have housing programs that focus on households with special needs.	No
We allow small houses built on small lots in appropriate areas.	No

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



Objective	Status
Our community provides workforce-training options for our citizens.	Yes – Countywide, through Athens Tech
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	Yes
Our community has higher education opportunities, or is close to a community that does.	Yes - Athens Tech
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

#### 4. Governmental Relations

**Local Self-Determination.** Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	No – Except for required public hearings
We have a public-awareness element in our comprehensive planning process.	Yes

#### 2.4 City of White Plains – Quality Community Objectives

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

##### 1. Development Patterns

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



Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	YES
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	YES
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	NO
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	NO
We have a program to keep our public areas clean and safe	YES
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	NO
In some areas several errands can be made on foot, if so desired.	NO
Some of our children can and do walk to school safely.	NO
Schools are located in or near neighborhoods in our community.	NO

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	NO
Our community is actively working to promote Brownfield Development?	NO
Our community is actively working to promote Greyfield Development?	NO
We have areas of our community that are planned for nodal development?	NO
Our community allows small-lot development for some uses?	YES

**Sense of Place.** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.



Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	YES
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	YES
We have ordinances to regulate the aesthetics of development in our highly visible areas.	YES
We have ordinances to regulate the size and type of signage in our community.	YES
If applicable, our community has a plan to protect designated farmland.	YES

**Transportation Alternatives.** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Objectives	Status
We have public transportation in our community.	NO
We require that new development connect with existing development through a street network, not a single entry/exit.	NO
We have a good network of sidewalks to allow people to walk to a variety of destinations.	NO
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	NO
We require that newly built sidewalks connect to existing sidewalks wherever possible.	NO
We have a plan for bicycle routes through our community.	NO
We allow commercial and retail development to share parking areas wherever possible.	NO

**Regional Identity.** Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.



Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	YES
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	NO
Our community encourages businesses that create products that draw on our regional heritage.	NO
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	YES
Our community promotes tourism opportunities based on the unique characteristics of our region.	YES
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	YES

## 2. Resource Conservation

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

Objective	Status
We have designated historic districts in our community.	YES
We have an active historic preservation commission.	NO
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	NO

**Open Space Preservation.** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Objective	Status
Our community has a greenspace plan.	NO
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	NO
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	NO
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	NO

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



Objective	Status
Our community has a comprehensive natural resources inventory.	NO
We use this inventory to steer development away from environmentally sensitive areas.	NO
We have identified our defining natural resources and have taken steps to protect them.	NO
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	NO
Our community has and actively enforces a tree preservation ordinance.	NO
Our community has a tree-planting ordinance for new development.	NO
We are using stormwater best management practices for all new development.	NO
We have land measures that will protect the natural resources in our community.	NO

### 3. Social and Economic Development

**Growth Preparedness.** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	NO
Our local governments, the local school board, and other decision-making entities use the same projections.	NO
We have a Capital Improvements Program that supports current and future growth.	NO
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	NO

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

Objective	Status
Our economic development program has an entrepreneur support program.	NO
Our community has jobs for skilled labor.	YES
Our community has jobs for unskilled labor.	YES
Our community has professional and managerial jobs.	YES





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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	NO
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	NO
We recruit businesses that provide or create sustainable products.	NO
We have a diverse job base, so that one employer leaving would not cripple us.	NO

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	YES
People who work in our community can afford to live here too.	YES
Our community has enough housing for each income level.	YES
We encourage new residential development to follow the pattern of our original town.	YES
We have options available for loft living, downtown living, or neo-traditional living.	NO
We have vacant and developable land available for multi-family housing.	NO
We allow multi-family housing to be developed in our community.	NO
We support community development corporations building housing for lower-income households.	NO
We have housing programs that focus on households with special needs.	NO
We allow small houses built on small lots in appropriate areas.	YES

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



Objective	Status
Our community provides workforce-training options for our citizens.	NO
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	NO
Our community has higher education opportunities, or is close to a community that does.	YES
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	NO

**4. Governmental Relations**

**Local Self-Determination.** Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	NO
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	NO
We have a public-awareness element in our comprehensive planning process.	NO

**2.5 City of Woodville- Quality Community Objectives**

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

**1. Development Patterns**

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



Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	NO
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	YES
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	NO
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	YES
We have a program to keep our public areas clean and safe	YES
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	YES
In some areas several errands can be made on foot, if so desired.	YES
Some of our children can and do walk to school safely.	NO
Schools are located in or near neighborhoods in our community.	NO

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	NO
Our community is actively working to promote Brownfield Development?	NO
Our community is actively working to promote Greyfield Development?	NO
We have areas of our community that are planned for nodal development?	NO
Our community allows small-lot development for some uses?	NO

**Sense of Place.** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining socializing and entertainment.



Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	YES
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	YES
We have ordinances to regulate the aesthetics of development in our highly visible areas.	YES
We have ordinances to regulate the size and type of signage in our community.	NO
If applicable, our community has a plan to protect designated farmland.	YES

**Transportation Alternatives.** Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Objectives	Status
We have public transportation in our community.	NO
We require that new development connect with existing development through a street network, not a single entry/exit.	YES
We have a good network of sidewalks to allow people to walk to a variety of destinations.	YES
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	YES
We require that newly built sidewalks connect to existing sidewalks wherever possible.	NO
We have a plan for bicycle routes through our community.	NO
We allow commercial and retail development to share parking areas wherever possible.	YES

**Regional Identity.** Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.



Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	YES
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	NO
Our community encourages businesses that create products that draw on our regional heritage.	YES
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	YES
Our community promotes tourism opportunities based on the unique characteristics of our region.	YES
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	YES

## 2. Resource Conservation

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

Objective	Status
We have designated historic districts in our community.	NO
We have an active historic preservation commission.	NO
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	NO

**Open Space Preservation.** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Objective	Status
Our community has a greenspace plan.	NO
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	NO
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	NO
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	NO

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



Objective	Status
Our community has a comprehensive natural resources inventory.	NO
We use this inventory to steer development away from environmentally sensitive areas.	NO
We have identified our defining natural resources and have taken steps to protect them.	NO
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	NO
Our community has and actively enforces a tree preservation ordinance.	NO
Our community has a tree-planting ordinance for new development.	NO
We are using stormwater best management practices for all new development.	NO
We have land measures that will protect the natural resources in our community.	NO

### 3. Social and Economic Development

**Growth Preparedness.** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	NO
Our local governments, the local school board, and other decision-making entities use the same projections.	NO
We have a Capital Improvements Program that supports current and future growth.	YES
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	NO

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

Objective	Status
Our economic development program has an entrepreneur support program.	NO
Our community has jobs for skilled labor.	NO
Our community has jobs for unskilled labor.	NO
Our community has professional and managerial jobs.	NO



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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	NO
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	YES
We recruit businesses that provide or create sustainable products.	YES
We have a diverse job base, so that one employer leaving would not cripple us.	NO

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	YES
People who work in our community can afford to live here too.	YES
Our community has enough housing for each income level.	YES
We encourage new residential development to follow the pattern of our original town.	YES
We have options available for loft living, downtown living, or neo-traditional living.	YES
We have vacant and developable land available for multi-family housing.	NO
We allow multi-family housing to be developed in our community.	NO
We support community development corporations building housing for lower-income households.	YES
We have housing programs that focus on households with special needs.	NO
We allow small houses built on small lots in appropriate areas.	YES

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



Objective	Status
Our community provides workforce-training options for our citizens.	NO
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	NO
Our community has higher education opportunities, or is close to a community that does.	YES
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	NO

**4. Governmental Relations**

**Local Self-Determination.** Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	NO
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	YES
We have a public-awareness element in our comprehensive planning process.	YES



### 3. APPENDIX II – REPORTS OF ACCOMPLISHMENTS

GREENE COUNTY, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS							
Plan Element	Description	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
ED	Promote job-training efforts from local and regional sources.	2008	0	COC, IDA		2	Constant task
ED	Foster cooperative relationship among local government, Athens Tech, and private businesses to monitor labor force conditions and needs.	2008	0	Chamber of Commerce (COC)		2	Constant task
ED	Participate in countywide Economic Development Council as part of Industrial Authority.	2008	0	Local		2	Constant task
ED	Use Georgia Tech and LOCI program to evaluate costs and benefits of new industrial development.	2008	Varied-determined on a case-by-case basis	COC and Industrial Development Authority (IDA)	Local	2	Constant task (as needed)
ED	Diversify the manufacturing base	2008	0	COC		2	Constant task
ED	Study local economic characteristics and conditions to address the potential for economic diversification.	2008	Part of the function of salaried director of the COC	COC	Local	2	Constant task
ED	Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resource Subcommittee of the IDA.	2008	0	IDA		2	Constant task
ED	Continue job-training and technical assistance clearinghouse for the business community.	2008	0	COC		2	Constant task
ED, CR	Implement the county tourism plan.	2008	Part of the function of salaried director of the COC	COC	Local	1	

**GREENE COUNTY, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
ED	Participate in multi-jurisdictional regional tourism planning efforts.	2008	0	COC		2	Constant task
ED	Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary facilities and services.	2008	0	Local		2	Constant task
ED	Actively promote and market Greene County's economic resources through various state agencies and interstate clearinghouses.	2008	0	COC		2	Constant task
ED	Seek ways to reduce the amount of retail and service dollars spent outside the county.	2008	Part of the function of salaried director of the COC	COC	Local	2	Constant task
ED	Expand classroom space available to Athens Tech to provide additional training courses for the local labor force.	2005	\$1.3 Million	Local	Local SPLOST; One Georgia	1	
CR	Resurvey cultural resources.	2007	\$5,000	County	Local, other	1	
CR	Use and enforce existing zoning regulations in historic areas.	2008	0	County		2	Constant task
HO	Encourage residential development that conserves open space and sustains rural character.	2008	0	Local		2	Constant task
HO	Direct future residential development to areas identified on the Future Land Use map.	2008	0	Local		2	Constant task
HO	Enforce environmental protection criteria on all new residential development.	2008	0	Local		2	Constant task

**GREENE COUNTY, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
HO	Seek available state and federal funding for the rehabilitation of substandard housing units.	2008	0	Local		4	Not ongoing in county; no longer a priority
HO	Monitor housing needs based on type and affordability according to changes in local employment.	2008	0	Local, COC		2	Constant task
CF	Improve transportation infrastructure according to community needs.	2008	\$7.85 Million	Local	SPLOST	2	Constant task
CF	Generate thoroughfare plan to identify transportation needs.	2006	\$5,000	Local	Local	1	
CF	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	2005	0	Local		4	Not a priority.
CF	Invest in Greene County Regional Airport required improvements.	2006	\$500,000	Local	SPLOST	2	October 2010
CF	Coordinate TMDL Implementation Plan with the City of Greensboro.	2008	0	Local		1	
CF	Continue to provide private curbside collection of solid waste.	2008	\$20,000/Year	Local	Local	2	Constant task
CF	Continue to contract with private firm to collect recyclables and yard trimmings at county drop-off center.	2008	\$15,000/Year	Local	Local	2	Constant task
CF	Increase public education and awareness regarding recycling and waste reduction.	2008	\$25,000/Year	Local	Local	2	Constant task
CF	Develop and participate in a regional clearinghouse of solid waste management information as part of regional solid waste management authority.	2008	\$20,000/Year	Local	Local	1	

**GREENE COUNTY, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	2008	\$1.7 Million	Local	SPLOST	1	
CF	Construct new E-911 Center.	2006	\$850,000	Local	SPLOST	1	
CF	Expand available space at the existing detention center.	2005	\$400,000	Local	SPLOST	2	April 2011
CF	Construct tennis courts at the County Recreation Complex.	2005	\$500,000	Recreation Authority	SPLOST	1	
CF	Construct a new county administration building.	2005	\$2 Million	Local	Local	1	
LU	Utilize the Interstate 20 Corridor Study to coordinate development along the corridor with adjacent jurisdictions.	2008	0	Local		2	Constant task
LU	Ensure that areas of natural drainage are not filled in, obstructed, or destroyed.	2008	0	Local		2	Constant task
NR	Adopt and implement water supply watershed protection for Apalachee River upstream of the Madison intake.	2005	0	County		?	Status unknown
NR	Secure digital wetlands maps (Available from NEGRC)	2004	0	County		1	

(See attached sheet for explanation of Plan Element and Item Column)

**SILOAM, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**  
**2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
ED	Work with countywide Economic Development Council.	2008	0	Local		2	April 2010
ED	Cooperate in implementing countywide tourism plan.	2008	0	Local		1	
CR	Resurvey cultural resources.	2006	\$1,000	Local	Local, other	1	
HO	Direct future residential development to areas identified on the Future Land Use map.	2008	0	Local		1	
HO	Enforce environmental protection criteria on all new residential development.	2008	0	Local		1	
HO	Seek available state and federal funding for the rehabilitation of substandard housing units.	2008	0	Local		1	
HO	Monitor housing needs based on type and affordability according to changes in local employment.	2008	0	Local, COC		1	
CF	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	2005	0	Local		1	
CF	Implement water network replacement projects to eliminate inadequate water lines.	2006	\$250,000	Local	Local; CDBG	1	
CF	Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	2008	\$5,000/Year	Local	Local	1	

**SILOAM, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**  
**2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	2008	\$150,000	Local	Local; SPLOST	1	
LU	Minimize the negative environmental impacts of development on key natural and historic features.	2008	0	Local		1	
LU	Coordinate new development with existing and planned community facilities.	2008	0	Local		1	
LU	Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	2008	0	Local		1	
LU	Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	2006, 2008	0	Local		1	
LU	Utilize the Interstate 20 Corridor Study to coordinate development along the corridor with adjacent jurisdictions.	2008	0	Local		1	

(See attached sheet for explanation of Plan Element and Item Column)

**UNION POINT, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CR	Complete condition assessment of gymnasium.	2006	\$10,000	Local	Local, GA DNR	3	2014 Other project became higher priority
CR	Resurvey cultural resources.	2006	\$3,000	Local	Local, Other.	3	2014 Lack of staff to do
CR	Re-roof 1926 school.	2005	\$10,000-\$15,000	Local	Local	1	
CR	Post historical marker at headwaters of Ogeechee River.	2006	\$800	Local.	Local, Other.	3	2014 Lack of staff to do
CR	Nominate additional properties to National Register.	2008	\$1,000-\$2,000	Local	Local, Other, GA DNR	2	2011
CR	Adopt a local preservation ordinance, appoint preservation commission, and apply for Certified Local Government Status.	2008	\$500-\$1,000	Local	Local	2	2011
ED	Promote job-training efforts from local and regional sources.	2008	0	Local		2	Ongoing
ED	Participate in countywide Economic Development Council as part of Industrial Authority.	2008	0	Local		2	ongoing
ED	Continue to cooperate with COC and IDA in cost/benefits analysis of new industrial development.	2008	Varied-determined on a case-by-case basis	COC and Industrial Development Authority (IDA)	Local	2	Ongoing
ED	Continue to diversify the manufacturing base	2008	0	COC		2	Ongoing
ED	Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resource	2008	0	IDA		3	2012 Working on other grant priorities



UNION POINT, GEORGIA SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS 2004 - 2008 AND ONGOING							
Plan Element	Description	Completion Year	Cost Estimate	Responsible Party	Possible Funding Sources	Project Status	Explanation(If Abandoned) or Estimated Completion Date (If Postponed)
	Subcommittee of the IDA.						
ED	Continue to implement the county tourism plan.	2008	Part of the function of salaried director of the COC	COC	Local	2	ongoing
ED	Continue to participate in multi-jurisdictional regional tourism planning efforts.	2008	0	COC		2	ongoing
ED	Seek ways to reduce the amount of retail and service dollars spent outside the county.	2008	Part of the function of salaried director of the COC	COC	Local	2	ongoing
HO	Direct future residential development to areas identified on the Future Land Use map.	2008	0	Local		2	ongoing
HO	Enforce environmental protection criteria on all new residential development.	2008	0	Local		22	ongoing
HO	Seek available state and federal funding for the rehabilitation of substandard housing units.	2008	0	Local		3	2014 other projects became a priority
HO	Monitor housing needs based on type and affordability according to changes in local employment.	2008	0	Local, COC		2	ongoing



**UNION POINT, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	2005		Local		2	2014 Lack of staff
CF	Implement Sewerage network replacement projects eliminating inadequate sewer lines.	2008	\$250,000	Local	Local; CDBG; GEFA	3	2014 Lack of funding
CF	Implement water network replacement projects eliminating inadequate water lines.	2006	\$300,000	Local	Local; CDBG	2	2020
CF	Installation of granulated activated carbon filters in water treatment facility.	2005	\$500,000	Local	Local; GEFA	2	May 2009
CF	Continue to provide curbside leaf and limb and brown and white goods collection.	2008	\$68,000/Year +5%/Year	Local	User Fees	2	Ongoing No brown & white goods
CF	Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	2008	\$5,000/Year	Local	Local	2	ongoing
CF	Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	2008	\$150,000/Year	Local	Local; SPLOST	2	2014Continue as funding is available
CF	Repair the community gym.	2008	\$100,000	Local	Local; DCA	3	2014 Lack of staff
CF	Expand available space at City Hall for storage space.	2008	\$75,000	Local	Local	4	Moved storage to another vacant building
LU	Minimize the negative environmental impacts of development on key natural and historic features.	2008		Local		2	Ongoing

**UNION POINT, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
LU	Coordinate new development with existing and planned community facilities.	2008		Local		2	Ongoing
LU	Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	2008		Local		2	Ongoing
LU	Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	2006, 2008		Local		2	2014 Lack of staff

(See attached sheet for explanation of Plan Element and Item Column)

**WHITE PLAINS, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CR	Resurvey cultural resources.	2006	\$3,000	Local	Local, Other.	1	
CR	Promote remaining cultural resources.	2008	0	Local, other		1	
ED	Work with countywide Economic Development Council.	2008	0	Local		2	Ongoing
ED	Cooperate in implementing countywide tourism plan.	2008	0	Local		2	Support G.C. Chamber w/annual dues
HO	Direct future residential development to areas identified on the Future Land Use map.	2008	0	Local		4	There has been no development in city limits
HO	Enforce environmental protection criteria on all new residential development.	2008	0	Local		4	" "
HO	Seek available state and federal funding for the rehabilitation of substandard housing units.	2008	0	Local		4	Have none
HO	Monitor housing needs based on type and affordability according to changes in local employment.	2008	0	Local, COC		4	" "
CF	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	2005		Local		4	Have no sidewalks or park
CF	Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	2008	\$5,000/Year	Local	Local	2	ongoing
CF	Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	2008	\$150,000	Local	Local; SPLOST	2	12-09

**WHITE PLAINS, GEORGIA  
SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS  
2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Implement water network replacement projects to eliminate inadequate water lines on an as needed basis.	2008	Unknown: varied according to project	Local	Local; CDBG	2	ongoing
CF	Complete renovations to the auditorium in City Hall.	2005	\$50,000	Local	Local; SPLOST	1	
CF	Begin downtown landscaping beautification project.	2006	\$3,700	Local	Local; DCA	1	
LU	Minimize the negative environmental impacts of development on key natural and historic features.	2008	0	Local		4	No development
LU	Coordinate new development with existing and planned community facilities.	2008	0	Local		4	No development
LU	Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	2008	0	Local		2	12-09
LU	Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	2006, 2008	0	Local		2	12-09
NR	Continue tree planting program and implementation of streetscape.	2008	\$700/yr.	Local	Local, Private	2	12-09

(See attached sheet for explanation of Plan Element and Item Column)

**WOODVILLE, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**  
**2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CR	Resurvey cultural resources.	2006	\$1,000	Local	Local, Other	1	
CR	Post historical marker at Woodville School and Baptist Church.	2006	\$800	Local	Local, Other	3	No funds 2011
CR	Encourage sensitive rehabilitation of historic properties and use of tax incentives.	2008	0	Local		1	
CR	Promote educational value of historic resources.	2008	0	Local, Other		1	
ED	Work with countywide Economic Development Council.	2008	0	Local		1	
ED	Cooperate in implementing countywide tourism plan.	2008	0	Local		1	
HO	Direct future residential development to areas identified on the Future Land Use map.	2008	0	Local		1	
HO	Enforce environmental protection criteria on all new residential development.	2008	0	Local		1	
HO	Seek available state and federal funding for the rehabilitation of substandard housing units.	2008	0	Local		3	No Funds 2011
HO	Monitor housing needs based on type and affordability according to changes in local employment.	2008	0	Local, COC		1	
CF	Improve transportation infrastructure according to community needs.	2008	\$50,000	Local	Local; SPLOST	3	In progress 2012
CF	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	2005	0	Local		4	Updated Bicycle and Pedestrian Plan forthcoming in 2010

**WOODVILLE, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**  
**2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Invest in pedestrian facilities throughout the city.	2005	\$90,000	Local	Local; CDBG	1	
CF	Implement water network replacement projects to eliminate inadequate water lines.	2005	\$25,000	Local	Local; CDBG	1	
CF	Add street lighting in identified areas.	2005	\$5,000	Local	Local	1	
CF	Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	2008	\$5,000/Year	Local	Local	1	
CF	Construct a new Fire Department.	2007	\$200,000	Local	Local; Private; SPLOST	3	No Funds 2012
CF	Expand fire protection personnel and equipment as required to maintain an adequate level of service.	2008	\$150,000	Local	Local; SPLOST	1	
CF	Construct a new City Hall facility.	2006	\$150,000	Local	Local; CDBG	3	Seller reluctant; continuing negotiations. 2011
CF	Construct a new Community Center.	2008	\$100,000	Local	Local; CDBG; SPLOST	3	Same site as proposed City Hall; also, current lack of available funds. 2011
CF	Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	2006	\$200,000	Local	Local; DCA; LWCF; CDBG	1	
LU	Minimize the negative environmental impacts of development on key natural and historic features.	2008		Local		1	

**WOODVILLE, GEORGIA**  
**SHORT TERM WORK PROGRAM- REPORT OF ACCOMPLISHMENTS**  
**2004 - 2008 AND ONGOING**

<b>Plan Element</b>	<b>Description</b>	<b>Completion Year</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation(If Abandoned) or Estimated Completion Date (If Postponed)</b>
LU	Coordinate new development with existing and planned community facilities.	2008		Local		1	
LU	Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	2008		Local		1	
LU	Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	2006, 2008		Local		1	
NR	Consider applying for Tree City USA designation.	2006, 2008	\$500/Year	Local	Local	3	Not yet applied 2010

(See attached sheet for explanation of Plan Element and Item Column)



**ELEMENT      ITEM**

- ED      -                      Economic Development**
  - DWN -            Downtown Revitalization
  - SMB -            Small Business Development
  - IND -            Industrial Development
  - TOU -            Tourism Development
  - SPE -            Special Sector Development/Recruitment
  - TRE -            Workforce Training/Education
  - AGP -            Improvement of Development Agencies or Program
  
- NR      -                      Natural & Historic Resources**
  - WSW -            Water Supply Watersheds
  - GRO -            Ground Water Recharge Areas
  - MOU -            Protected Mountains
  - RIV -            Protected River Corridors
  - COA -            Coastal Resources
  - FLO -            Flood Plains
  - SOI -            Soil Types
  - STE -            Steep Slopes
  - PRI -            Prime Agricultural and Forest Land
  - PLA -            Plant and Animal Habitats
  - MAJ -            Major Park, Recreation and Conservation Areas
  - SCE -            Scenic Views and Sites
  - HIS -            Historic Resources
  
- CF      -                      Community Facilities**
  - TRA -            Transportation Network
  - WAT -            Water Supply and Treatment
  - SEW -            Sewerage System and Wastewater Treatment
  - SOL -            Solid Waste Management
  - PUB -            Public Safety
  - HOS -            Hospitals and Other Public Health Facilities
  - REC -            Recreation
  - GEN -            General Government
  - EDU -            Educational Facilities
  - LIB -            Libraries and Other Cultural Facilities
  
- HO      -                      Housing**
  
- LU      -                      Land Use**





**4. APPENDIX III – CITY OF GREENSBORO PARTIAL UPDATE OF THE  
COMPREHENSIVE PLAN**

(See Attached)

**CITY OF GREENSBORO, GEORGIA**  
**PARTIAL UPDATE OF THE COMPREHENSIVE PLAN**

**FEBRUARY 2009**

**DRAFT**

## CONTENTS

<b>CHAPTER 1 ASSESSMENT OF QUALITY COMMUNITY OBJECTIVES</b>	<b>1</b>
INTRODUCTION	1
GROWTH PREPAREDNESS	1
Past Population Trends	1
Population and Housing Projections	2
Employment	3
Annexation	3
Subdivision and Land Development Regulations	4
Corridor Management	4
APPROPRIATE BUSINESS AND EMPLOYMENT OPTIONS	4
EDUCATIONAL OPPORTUNITIES	5
HERITAGE PRESERVATION	5
ENVIRONMENTAL PROTECTION AND OPEN SPACE	5
TRANSPORTATION ALTERNATIVES	6
HOUSING OPPORTUNITIES AND TRADITIONAL NEIGHBORHOODS	7
INFILL DEVELOPMENT	8
SENSE OF PLACE	9
REGIONAL QUALITY COMMUNITY OBJECTIVES	10
<b>CHAPTER 2 AREAS REQUIRING SPECIAL ATTENTION</b>	<b>12</b>
SIGNIFICANT NATURAL OR CULTURAL RESOURCES	12
Green Infrastructure	12
Historic Resource Protection	12
AREAS WHERE RAPID DEVELOPMENT OR CHANGE IN LAND USES IS LIKELY TO OCCUR	15
AREAS IN NEED OF REDEVELOPMENT OR SIGNIFICANT AESTHETIC IMPROVEMENT	17
Mill Preservation/Reuse/Redevelopment	17
East Broad Redevelopment Corridor	17
AREAS WITH SIGNIFICANT INFILL DEVELOPMENT POTENTIAL	20
AREAS OF SIGNIFICANT DISINVESTMENT, LEVELS OF POVERTY, OR UNEMPLOYMENT	20
<b>CHAPTER 3 ISSUES AND OPPORTUNITIES</b>	<b>23</b>
SUMMARY OF LIKES AND DISLIKES	23
Likes, Dislikes and Priorities	23
Highest Priorities for the Plan	23
SIGNIFICANT ISSUES AND OPPORTUNITIES	23
Community Character and Aesthetics	23
Annexation	24
Historic Preservation	24
Employment Options and Job Availability	24

Roads and Traffic	24
Transportation Alternatives	25
Community Facilities Deserving More Attention	25
Intergovernmental Coordination	25
CONSIDERATIONS THAT APPEAR TO BE “NON” ISSUES	25
Community Facilities with High Satisfaction Levels	25
Environmental Protection	26
Housing	26
Land Use	26
CONSIDERATIONS THAT APPEAR TO BE “NON” ISSUES	24
Community Facilities with High Satisfaction Levels	25
Environmental Protection	26
Housing	26
Land Use	26
<b>CHAPTER 4 POLICIES</b>	<b>27</b>
HOUSING GOALS AND POLICIES	27
ECONOMIC DEVELOPMENT GOALS AND POLICIES	28
CULTURAL RESOURCES GOALS AND POLICIES	30
NATURAL RESOURCES GOALS AND POLICIES	30
TRANSPORTATION GOALS AND POLICIES	31
COMMUNITY FACILITIES: WATER SUPPLY AND TREATMENT	32
COMMUNITY FACILITIES: SOLID WASTE MANAGEMENT	32
COMMUNITY FACILITIES: PUBLIC SAFETY	32
COMMUNITY FACILITIES: PARKS AND RECREATION	33
COMMUNITY FACILITIES: GENERAL GOVERNMENT	33
COMMUNITY FACILITIES: EDUCATION	33
COMMUNITY FACILITIES: LIBRARIES AND CULTURAL FACILITIES	34
LAND USE GOALS AND POLICIES	34
QUALITY COMMUNITY OBJECTIVES	35
<b>CHAPTER 5 UPDATE OF SHORT-TERM WORK PROGRAM</b>	<b>38</b>
<b>CHAPTER 6 REPORT OF ACCOMPLISHMENTS</b>	<b>39</b>
<b>APPENDIX A: RESULTS OF INITIAL QUESTIONNAIRE</b>	<b>46</b>

## LIST OF TABLES

<b>Number</b>	<b>Title</b>	<b>Page</b>
1	Population Estimates, July 1, 2000-2007 City of Greensboro	1
2	Population Projections, 2008-2024, City of Greensboro	2
3	Housing Unit Projections, 2008-2024, City of Greensboro	2
4	Status of Capital Improvement Program, 2003-2008 City of Greensboro	40
5	Status of Programs and Regulations, 2003-2008 City of Greensboro	42
6	Status of Short-Term Work Program for Greensboro, 2004-2008	43

## LIST OF MAPS

	<b>Title</b>	<b>Page</b>
	Green Infrastructure	13
	Existing Local Historic District and Historic Resource Protection	14
	Economic Development Infrastructure Target Area	16
	Mill Preservation/Reuse/Redevelopment	17
	East Broad Redevelopment Corridor	18
	Vacant with Potential Infill Development Opportunity	21
	Neighborhood Stabilization Target Area	22

# CHAPTER 1 ASSESSMENT OF QUALITY COMMUNITY OBJECTIVES

## INTRODUCTION

This chapter includes an assessment of the 15 quality community objectives (QCOs) promulgated by the Georgia Department of Community Affairs. The partial update of the comprehensive plan is required to provide an assessment as to how policies and development patterns of the local government either meet, or do not meet, these objectives. This assessment lists a particular QCO, and then an assessment of each objective follows. Where applicable, the assessment describes existing policies adopted in the comprehensive plan, regulations (City of Greensboro Zoning Ordinance and Subdivision Regulations), and existing development patterns based on some analysis in the field.

The assessment is useful in terms of identifying additional issues and opportunities that need to be addressed in the city's implementation program. In some cases, similar QCOs are grouped and discussed together. The 15 QCOs are adopted verbatim in the city's comprehensive plan (2004) and re-adopted here as a part of this partial plan update.

## GROWTH PREPAREDNESS

**Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.”

### Past Population Trends

Table 1 shows population estimates for July 1 of each year from 2000 to 2007, which are official estimates from the U.S. Census Bureau.

**Table 1  
Population Estimates, July 1, 2000-2007  
City of Greensboro**

	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
Total Population	3,295	3,334	3,367	3,382	3,363	3,329	3,297	3,332

Source: Population Division, U.S. Census Bureau. Annual Estimates of the Population for Incorporated Places in Georgia, Listed Alphabetically: April 1, 2000 to July 1, 2007. Release Date: July 10, 2008. Figures are July 1<sup>st</sup> of the year.

Population of municipalities can increase through natural increase (births minus deaths), immigration (new people moving into new and existing housing units minus people moving out), and through municipal annexation (i.e., expansion of the city's boundary to include additional housing units and/or population). Annexation is usually undertaken only after application by

property owners, and so the future impact on populations of municipalities is generally difficult to predict.

The city’s adopted comprehensive plan provides projections of Greensboro’s population (Chapter 1, Table 7, p. 1-5). Those projections indicate a population in Greensboro of 3,769 people in 2010, 4,269 in 2015, 4,354 in the year 2020, and 4,441 persons in 2024. With regard to projections, Greensboro will increase its housing stock by approximately 193 housing units between 2005-2010 and another 193 units between 2010 and 2015, after which five year housing growth (2015 to 2020) will slow to 33 new units in the five year period (Chapter 3, Table 8, p. 3-10).

**Population and Housing Projections**

In order to prepare for growth, the City must have some notion of its expected future growth potential. Population projections were prepared as a part of the comprehensive plan. Table 2 shows the “exponential” projections which were chosen by a city committee assisting with preparation of the comprehensive plan.

**Table 2  
Population Projections, 2008-2024  
City of Greensboro**

	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2024</b>
Total Population	3,685	3,727	3,769	4,269	4,354	4,441

Source: Northeast Georgia Regional Development Center. 2004. Comprehensive Plan for Green County and Municipalities. Chapter 1, Population, Table 7, “Projection Alternatives Greensboro,” p. 1-5.

**Table 3  
Housing Unit Projections, 2008-2024  
City of Greensboro**

	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Total Housing Units	1,453	1,646	1,678	1,712

Source: Northeast Georgia Regional Development Center. 2004. Comprehensive Plan for Green County and Municipalities. Chapter 3, Table 8, “Municipal Housing Demand,” p. 3-10.

The five-year plan, which is adopted as a part of this partial plan update, contains some discussion of using the city’s exponential population projections. Given the downturn in the economy, the city has not attained these projections, and so a modified set of projections was used for facility planning purposes. It is also important to note that the five-year plan provides a rough estimate of future employment (see further discussion below), combined with resident population to include a “functional” population projection for purposes of projecting future demand for community facilities and services.

## **Employment**

The Georgia Department of Labor reports that employment in Greene County during the first quarter of 2008 was 5,721, and that there were 455 total establishments (Georgia Department of Labor, Area Labor Profile for Greene County, Georgia, Updated November 24, 2008). Employment data for small cities are generally not available. However, the U.S. Census Bureau reported that there were 3,393 employees within 318 establishments in the Greensboro zip code (30642) in 2006.<sup>1</sup> Recognizing the difference in the reporting years, it is evident that the Greensboro zip code comprises almost 60 percent of total employment in Greene County.

Greene County's employment is projected in the economic development of the comprehensive plan to increase from 7,996 in the year 2005 to 10,097 in the year 2025 (Northeast Georgia Regional Development Center, Comprehensive Plan for Greene County and Municipalities, Chapter 2, "Economic Development," Table 1, p. 2-6). While projections for Greensboro or the Greensboro zip code are not available, it is safe to assume that Greensboro will likely maintain a constant share of the county's total employment, which would mean total employment in zip code 30642 would increase to 6,058 workers in the year 2025. As noted above, the employment trends are factored into functional population projections in the five-year plan.

## **Annexation**

Greensboro's zoning ordinance provides that "all annexed property shall be zoned without further action by the city for the same use for which that property was zoned immediately prior to the annexation" (Sec. 5.9). This provision provides some significant limitations on the ability of the city to annex and should be changed. However, through the public participation process, it was also determined that the city did not desire to pursue aggressive annexation policies or provide a plan for future annexation. It is concluded here that Greensboro has annexed sufficiently to ensure future additions to its non-residential property tax base, and that it should have very modest annexation intentions in the next five years.

## **Agricultural-Residential Zoning**

Readiness for growth suggests that zoning is appropriate for new development. However, much of the peripheral part of the City of Greensboro, inside the original circular city limits, is zoned A2, Agricultural-Residential District. The A2 district is established for limited agricultural activities where low density, rural, single-family residential development is occurring. Although single-family dwellings are permitted, non-agricultural uses are intended to be prevented from encroaching on existing farms or farming operations (Sec. 7.2). While the plan does not specifically suggest the rezoning of agriculturally zoned properties in the city, that is something that should continue to be considered during the next five years and beyond, particularly as the economy improves and homebuilding resumes.

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<sup>1</sup> Zip Code 30642 encompasses much of Greene County except for White Plains and Union Point. The data for zip code 30642 therefore cover a larger geographic area than the city limits. Such employment data only reflect establishments with payroll, and do not include government employees and self-employed persons.



## **Subdivision and Land Development Regulations**

Growth preparedness assumes that the city has in place the appropriate subdivision and land development regulations. Greensboro's current subdivision regulations were prepared in 1996. A review reveals that these regulations are in significant need of updating/modernization. In addition to updating to account for staffing and organizational changes since 1996, revising the subdivision regulations is an opportunity to integrate more components inherent in implementing the quality community objectives. The five-year plan calls for an update of the city's land subdivision ordinance and stronger development regulations, particularly geared toward ensuring new development has the proper on-site and off-site infrastructure.

## **Corridor Management**

In the 2007 zoning ordinance, Greensboro adopted some limited provisions to enhance the architecture and development characteristics of new or modified development along the SR 44 corridor. In addition, an Interstate 20 Corridor Management Study has been completed by Greene County to help guide future development of the interstate corridor. Greensboro has extended sewer service to the SR 44/Interstate 20 interchange and beyond to serve commercial development at that location. Some refinement and strengthening of the architectural controls in the city's South Main Street/SR 44 overlay district are called for in the five-year plan, and Greensboro should continue to participate in planning and implementation of the Interstate 20 corridor.

## **APPROPRIATE BUSINESS AND EMPLOYMENT OPTIONS**

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

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

Comprehensive plan policies and objectives adequately address these QCOs. Greene County and Greensboro have in place the appropriate institutional resources, including a countywide development authority, a city downtown development authority, a chamber of commerce, and a Better Hometown program to address future economic development activities. The city's land use plan is appropriately proportioned to ensure that significant future commercial and industrial development land is zoned for development, and the city has extended water and sewer lines to future, non-residential growth areas. To emphasize the need to continue providing the full range of facilities and services needed to encourage non-residential development, the major future growth area for commercial and industrial development is identified as an area requiring special attention in Chapter 3 of this partial plan update. Additionally, the five-year plan calls for various improvements to the downtown and implies a significant increase in the number of businesses (and the retail footprint) in Greensboro's downtown.

## EDUCATIONAL OPPORTUNITIES

**“Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.”

With county public schools and Athens Area Tech in the area, Greensboro is considered to have adequate educational opportunities for advancing education and job skills. The economic development agencies are aware of the importance education and job training plays in promoting economic development and quality of life, and policies in the comprehensive plan are overall sufficiently supportive of this QCO without the need for additional programs or policies.

## HERITAGE PRESERVATION

**“Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.”

As noted in other parts of this partial plan update, the city values highly its historic resources and has done a commendable job so far in terms of promoting its history. However, there is much left to do. The five-year plan describes several efforts during the next five years to implement this QCO, including designation of additional properties to the National Register of Historic Places, a countywide survey of historic resources, better and more signs to identify historic districts and individual properties, and designation of additional historic districts.



## ENVIRONMENTAL PROTECTION AND OPEN SPACE

**“Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

**“Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.”

Generally, as noted in the issues and opportunities section of this partial plan update, Greensboro has done well to protect its environmental resources, and no specific issues regarding environmental protection were made evident in the process of reviewing potential issues and opportunities for this planning effort. Some additional concerns were revealed regarding tree protection, which will be addressed fully in the update of the city's subdivision and land development regulations.

Greensboro's zoning ordinance defines "conservation areas." The zoning ordinance calls for shade trees in parking lots to reduce the amount of reflected heat (Sec. 6.2.6). Beyond those and some other provisions, Greensboro's zoning ordinance does not contain provisions that directly implement environmental protection objectives. The adopted comprehensive plan indicates that, due to the existence of Oconee National Forest in Greene County, the city and county do not see the need to set aside additional greenspace (Chapter 4B, p. 4B-25). Greensboro's planned unit development and commercial planned unit development zoning districts require a minimum of 33% and 15%, respectively, of the total development area to be designated as common, usable open space (Sec. 7.9.3.6 and 7.10.4.6). In June 2008, Northeast Georgia Regional Development Center completed a "Corridor Feasibility Study for Evaluation of Potential Greenway Networks in Northeast Georgia," which was considered in developing a long-range recommendation to establish a greenway system in Greensboro. The five-year plan calls for the city over the longer range to develop a greenway system; however, no other specific measures are called for to implement additional greenspace in the city.

## **TRANSPORTATION ALTERNATIVES**

**"Transportation Alternatives Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available. Greater use of alternative transportation should be encouraged."

A 1992 Regional Bicycle Plan indicates bicycle routes emanating from Greensboro in five directions (See Figure 3 of Chapter 5, p. 5-6 of the adopted comprehensive plan). Clearly, Greensboro current lacks bicycle facilities, and the sidewalk network in Greensboro, while significant, is more limited than desired. A major emphasis of the 2009 update of the five-year plan is to construct several additional sidewalks and improvements to the existing sidewalk network.

The SMO overlay district requires that developments provide sidewalks along SR 44 (Sec. 7.14.5). The subdivision regulations of Greensboro require sidewalks only for major subdivisions and then only "when determined by the Building Inspector to be essential for the safety of pedestrians" (Sec. 1201(b)). Greensboro, through amendment to the subdivision regulations (an item called for in the five-year plan), it is imperative that the city ensure future sidewalks are constructed as new areas of the city are developed.

Current densities in Greensboro and the county do not support public transit, except that although rural transit services are provided by Greene County Transit. Public transportation is not in the immediate plans for the county or city,

## HOUSING OPPORTUNITIES AND TRADITIONAL NEIGHBORHOODS

**“Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.”

**“Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”

As noted further in chapter 3 on issues and opportunities, the steering committee did not foresee significant needs with respect to advancing additional affordable housing opportunities. By and large, Greensboro has a significant amount of housing, and a variety of housing types including public housing complexes, that are affordable to meet the needs of the community. Therefore, it is concluded here that Greensboro meets this QCO. However, to ensure that existing neighborhoods which provide affordable housing do not become destabilized, a neighborhood stabilization effort for selected neighborhoods (see areas requiring special attention).



**Public Housing in Greensboro**

Greensboro’s zoning ordinance defines detached, single-family dwelling unit in a manner that excludes single-wide manufactured homes, since a unit must be at least 16 feet in width. Manufactured homes (doublewides) are permitted outright in the A1 zoning district (Sec. 7.1.1), the A2 zoning district (Sec. 7.2.1), the R2 zoning district (Sec. 7.12.1), and the RM zoning district (Sec. 7.13.1). It defines “garage apartment” and permits them in RM districts (Sec. 7.13.1).

The R1 zoning district allows minimum lot sizes of 15,000 square feet with minimum 125 foot lot widths, if served by public or community water and sewerage systems. The R2 zoning district also establishes the same minimum lot size but allows minimum 100 foot lot widths. Also, in the R2 zone, two-family dwellings (two units in a building, a.k.a., duplexes) can be placed on 20,000 square foot lots (10,000 square feet per dwelling) which permits a higher density than permitted for single-family dwellings (see Article VIII). The RM zoning district allows single-family units on lots of 15,000 square feet or more (with water and sewer) and two-family dwellings on lots of 15,000 (7,500 square feet per dwelling). Maximum density for townhouses and condominiums is 8 units per acre (Sec. 9.5.1). Apartments are allowed up to 10 units per acre (Sec. 9.5.2). There are no minimum lot sizes in the PUD zoning district (Sec. 9.17.1).

In many respects, Greensboro is already supportive of the traditional neighborhood development QCO. It has in-town neighborhoods which mirror the desired characteristics of new urbanists, including houses with front porches located relatively close to the street; small or reasonably sized lots, and streets that are lined with trees and sidewalks. Beyond policies which are designed to preserve the unique, traditional character of Greensboro’s in-town neighborhoods, there is little that is needed or could be recommended for Greensboro to better embrace the traditional neighborhood QCO. As discussed in the issues and opportunities section, stakeholders (steering committee members) expressed some concern with the possible densification of existing neighborhoods, which might be implied if a more aggressive policy for traditional neighborhoods was approved. Given the diversity of apartment housing locations and existing character of Greensboro’s in-town traditional neighborhoods, no additional policies or measures are needed to meet this QCO.

## **INFILL DEVELOPMENT**

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

Greensboro has potential for additional infill development, both residentially and non-residentially. There are no specific policies contained in the city’s regulation which promote or favor infill development. The greatest opportunity, already alluded to in this partial plan update under discussion of the “growth preparedness” QCO in this chapter, is to see that large expanses of agriculturally zoned land eventually be rezoned and developed for housing. Given modest expectations for future housing units, however, there is no need for Greensboro to propose an immediate rezoning of these agriculturally zoned properties in the short term.



**Residential Infill Development Potential**

One of the ways in which Greensboro can be more supportive of infill prospects is to identify its opportunities, and another is to ensure that it looks “inward” rather than “outward” in terms of facilitating new development. Greensboro’s policies and five-year plan are supportive in both respects. In Chapter 3, a map showing significant vacant residentially zoned lands is provided as an area requiring special attention. It is within these areas that the city should promote future residential development. Secondly, the city has established policy for modest annexation, which if followed will prevent the city from annexing large, additional areas for residential development and therefore create more supportive market conditions for developing infill residential projects. It is evident, however, that some of the vacant properties appropriate for

residential development are located close to the railroad that bisects Greensboro, and/or may be difficult to develop given access, topography, or water table considerations. Therefore, Greensboro's officials must be realistic in terms of what can be accomplished in a future residential infill development program. Nonetheless, identifying the potential infill sites, and constraining annexation of residential properties, should go a long way toward implementation of the infill development QCO.

## SENSE OF PLACE

**“Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.”

Greensboro has done an outstanding job of implementing this QCO. It has focused investment heavily in its traditional downtown and as a result Greensboro's downtown is one of its highest prized possessions. Clearly, the city's downtown is the focal point not only of the city, but of the larger county and region. Efforts have continued to install streetscape improvements and other amenities to continue the viable downtown in its current state and enhance its future prospects. Greensboro embraces this QCO in its totality.



In addition, Greensboro exhibits a strong commitment to enhancing its image and beautifying the community. The five-year plan provides a number of projects that will enhance the sense of place, including multiple projects for historic preservation, a downtown kiosk and wayfinding system, significant investment in gateway improvements, and a proposal to prepare a plan to revitalize the East Broad Street corridor (see areas requiring special attention).

Greensboro, in its zoning ordinance (Sec. 7.14) has established a South Main Street Overlay which does not change the uses permitted in the underlying zoning district but provides enhanced architectural and development standards. Architectural requirements are generalized in nature – to have enhanced materials that increase appeal, and styles and materials that are consistent with southern architectural themes (Sec. 7.14.6). Development standards include landscaping (Sec. 7.14.9) and signage, among others. A site and architectural review process is referenced (Sec. 7.14.6). Greensboro's zoning ordinance, effective March 19, 2007, also defines “Architectural Approval Board” which reviews zoning and building proposals within the South Main Overlay (SMO) and Office Residential (OR) zoning districts of the city (see Sec. 13.6). The OR zoning district contains architectural appearance standards (Sec. 7.15.4). According to Sec. 13.6, the Architectural Approval Board has authority to recommend whether applications for building and development permits should be approved by the Governing Body (this is not as clear as it should

be). Though the process of reviewing potential issues and opportunities, the steering committee for the five-year planning effort expressed the need to protect the aesthetic image of Greensboro outside historic districts, particularly along its main entrance corridors. The five-year plan calls for refinement and possible extension of architectural controls in Greensboro through an amendment to the zoning ordinance.

The zoning ordinance also provides for a PUD, Planned Unit Development District (Sec. 7.9), which calls for a unified design in a manner that retains an open rural setting. Uses are restricted in that zone to primarily residential uses (no commercial uses are permitted), and connection to central water supply and sewer systems is required (Sec. 7.9.3.1). There is also a commercial PUD zone (Sec. 7.10) which provides for mixing of residential, office, and commercial uses in a unified design. To the extent that PUD zoning is used in the future, this zoning district has potential for furthering the sense of place QCO.

## **REGIONAL QUALITY COMMUNITY OBJECTIVES**

**“Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.”

**“Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.”

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

More so than most small municipalities in rural regions, Greensboro exhibits significant advancements when it comes to playing a role in the region. The city has a strong association as the urban community for the Lake Oconee area in Greene County. In this sense, it has strong regional identity. Indeed, Greensboro markets its downtown as a regional tourist destination (Chapter 5, p. 5-34, comprehensive plan).

Generally speaking, the city has worked well with Greene County in the sharing of service and facility responsibilities (see the five-year plan for more details in that regard). A number of intergovernmental agreements, or modifications thereto, are recommended in the five-year plan to strengthen those opportunities and existing arrangements. Examples of city-county cooperation include economic development programs, Geographic Information Systems programming, and various other facilities and services like schools, social services, and fire protection. Greensboro’s elected officials exhibit an open mind in terms of considering future prospects for joint activities in the interest of implementing regional QCOs.

One area that appears to have raised tensions with Greene County in the past has been some annexation activity by Greensboro. By and large, Greensboro has annexed sufficiently to ensure a healthy future nonresidential tax base, and policy established in this plan suggests that the city

will not pursue aggressively any major annexations in the near future. By expressing modest annexation policies and keeping the city small enough to maintain its “small town feel,” Greensboro will go a long way toward respecting and advancing the regional QCOs. Furthermore, Greensboro will continue its prior position of actively participating in countywide and regional planning efforts, studies, and protection measures such as watershed protection, regional solid waste management, planning for the Interstate 20 corridor, and countywide economic development programming. There is little, if anything, left to suggest that Greensboro undertake to pursue regional QCOs that it has not already accomplished or is in the process of pursuing.



## **CHAPTER 2**

### **AREAS REQUIRING SPECIAL ATTENTION**

This chapter constitutes a component of the partial update of the comprehensive plan for Greensboro. It consists of a narrative description of “areas requiring special attention” per the partial plan update requirements of the Georgia Department of Community Affairs. The discussion in this component is divided into the categories of areas of special attention as outlined in the Rules of the Georgia Department of Community Affairs (Local Planning Requirements). In some cases a few of the areas requiring special attention are shown on a single map. However, rather than provide a single map of all areas, separate maps are provided. Consultants for the county attempted to provide all such areas on a single, consolidated map; however, after trying that option, for clarity, it was decided that each area requiring special attention deserved to be displayed on its own separate map, which could then be more appropriately scaled for legibility.

### **SIGNIFICANT NATURAL OR CULTURAL RESOURCES**

As noted elsewhere in this partial plan update, Greensboro’s comprehensive plan adequately addressed most if not all of its natural resources. The steering committee for the five-year planning effort did not articulate specific areas of natural resources that have not already been adequately addressed in the city’s adopted comprehensive plan. However, the five-year plan reveals the desire over the long term to maintain and enhance an open space and greenway system in the city. Therefore, this plan update includes an area requiring special attention called “green infrastructure.” Historic resources are also important areas specifically recognized in this chapter.

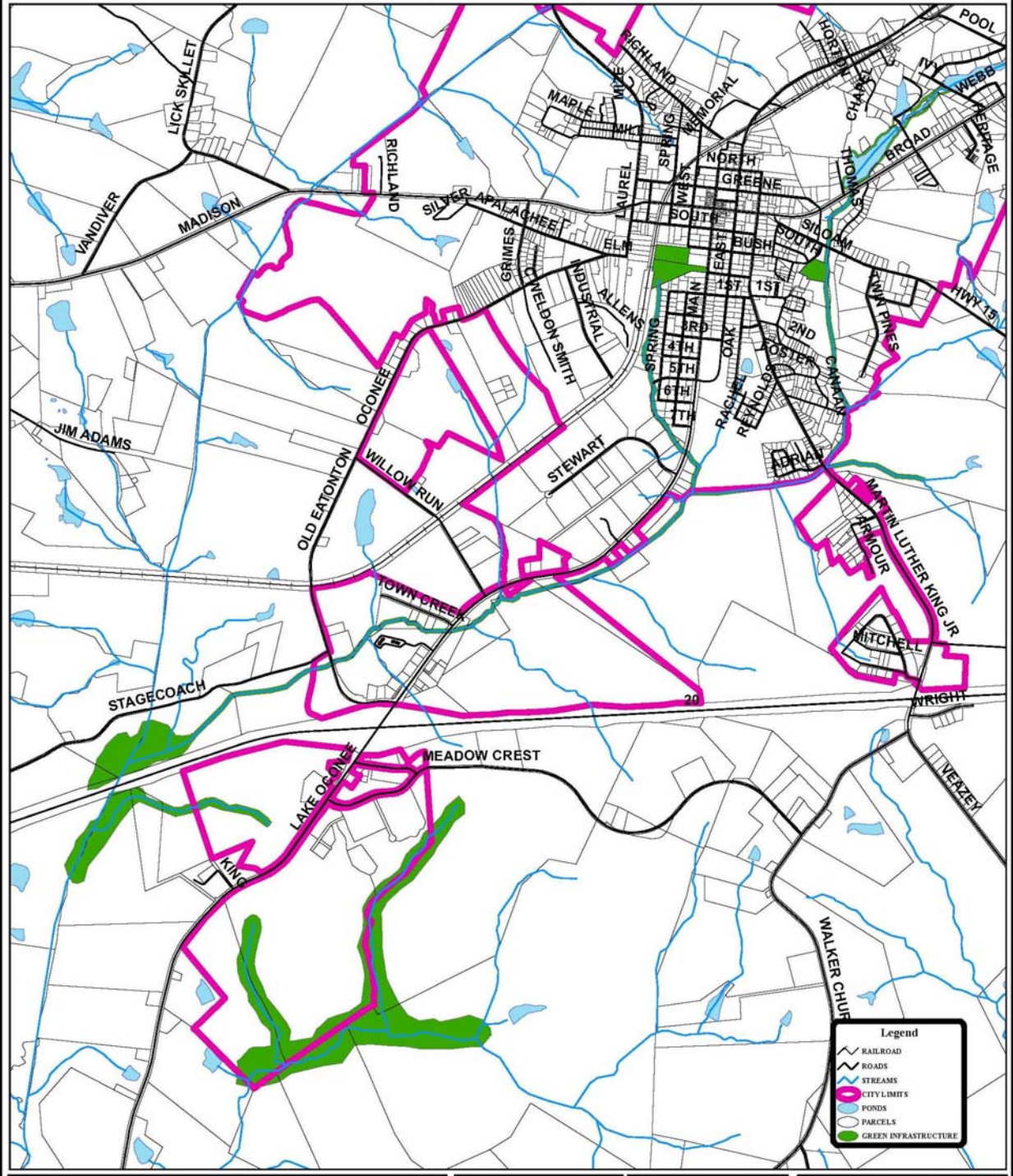
#### **Green Infrastructure**

A map showing potential parts of the city’s overall green infrastructure system is included in this chapter. The map reflects existing park sites and proposed park sites which are significant in size, along with riparian corridors and major floodplain areas. Greensboro will implement these recommendations through revisions to subdivision and development regulations; doing so will allow Greensboro to protect these vital natural riparian areas and provide open spaces and passive recreation within them.

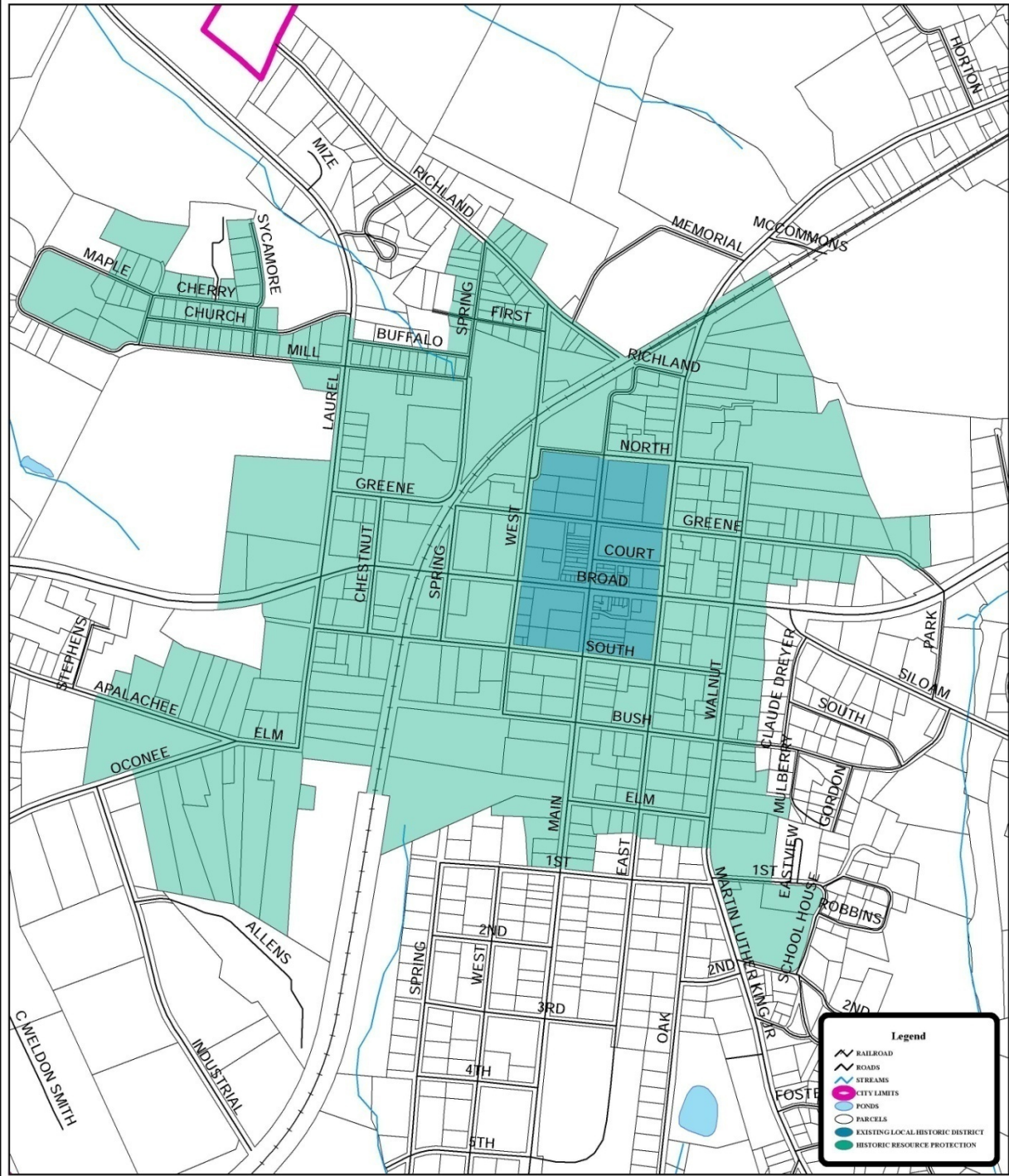
#### **Historic Resource Protection**

A map showing the city’s existing local historic district and a generalized area encompassing the city’s most significant historic resources is included in this chapter. The map is generalized in the sense that it consolidates several National Register districts together into one major area of concern with regard to historic resource designation. This generalization is not intended to undercut or deemphasize the specificity provided in the city’s currently adopted comprehensive plan; rather, it is intended to provide a broad generalization of the historic parts of the city that deserve additional attention. Greensboro will refer to maps already prepared in its adopted comprehensive plan when completing the five-year plan recommendations to complete a comprehensive re-survey of historic resources and to establish additional local historic districts.

**Areas Requiring Special Attention  
Green Infrastructure  
City of Greensboro, GA**



**Areas Requiring Special Attention  
Existing Local Historic District & Historic Resource Protection  
City of Greensboro, GA**



0 325 650 1,300 1,950 Feet

1 inch = 650 feet

City of Greensboro, GA

**Legend**

- RAILROAD
- ROADS
- STREAMS
- CITY LIMITS
- PONDS
- PARCELS
- EXISTING LOCAL HISTORIC DISTRICT
- HISTORIC RESOURCE PROTECTION

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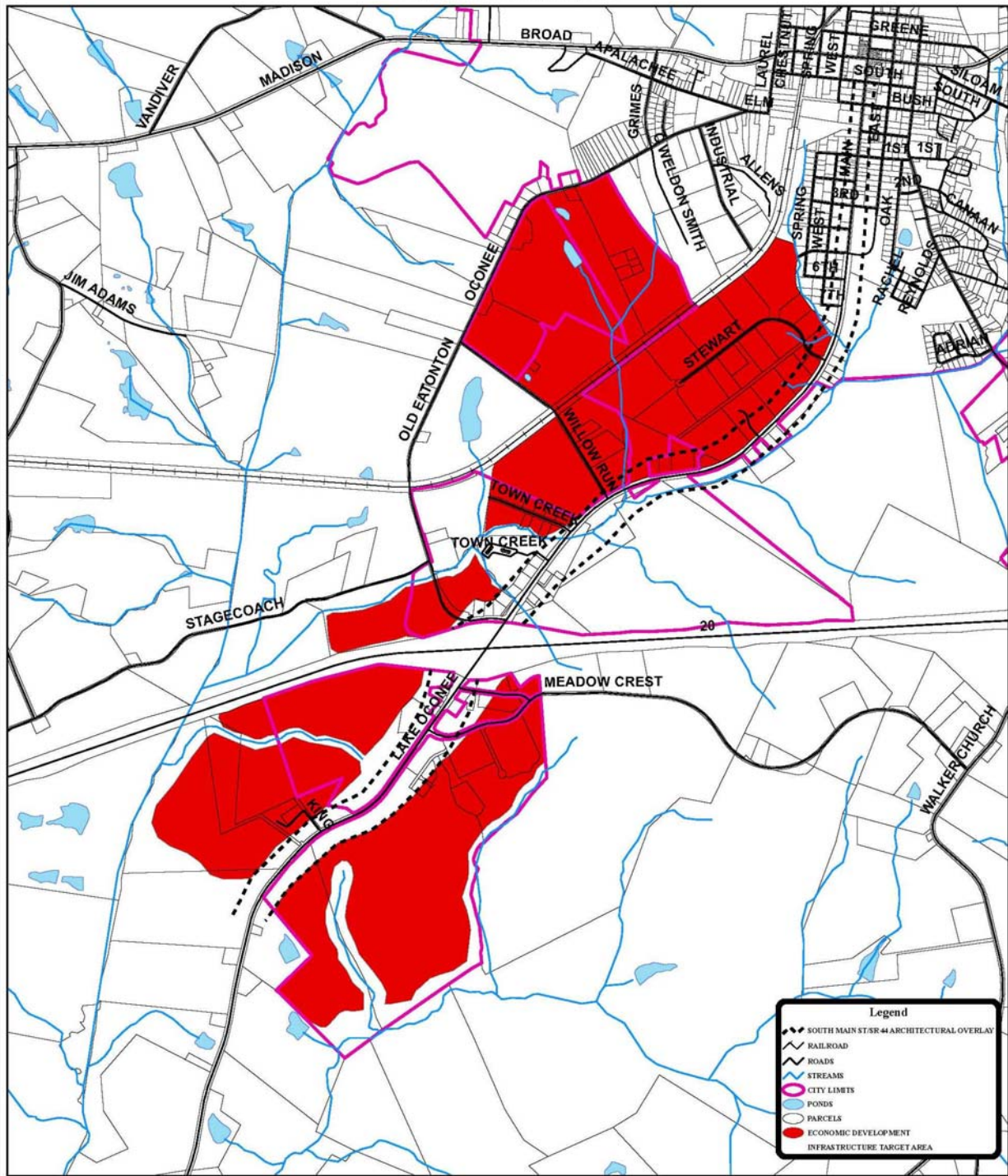
The “existing” historic district is shown on the map but there is already a local ordinance calling for reviews by the city’s Historic Preservation Commission. Refinement of that review process should occur through the preparation and implementation of design guidelines, which are called for in the five-year plan.

### **AREAS WHERE RAPID DEVELOPMENT OR CHANGE IN LAND USES IS LIKELY TO OCCUR**

As noted in Chapter 1 of this partial plan update, projections of future population, housing, and non-residential development are considered modest. The city’s “exponential” population projections are unlikely to be attained in the short term, given the downturn in the national economy. The city is planning for future facilities and services in a manner such that none of its geographic areas are expected to experience stress or strain in terms of future facility capacity and availability. The one area that was cause for some concern was the area surrounding the Interstate 20 Interchange with State Route 44 (South Main Street). However, Greensboro has extended water and sewer to that area and annexed it, thereby assuring that the basic utilities are there to meet anticipated growth demands. Furthermore, the Georgia Department of Transportation has planned for a realignment of Old Eatonton Road further away from the Interstate 20 interchange, thereby ultimately helping with the traffic flow along the SR 44 corridor near the interstate.

While Greensboro does not have areas that are developing so rapidly or changing in land use such that rapid development threatens to overwhelm facility capacity, it is important in this planning process to emphasize the area where such rapid development is most likely to occur. A map titled “Economic Development Infrastructure Target Area” has been prepared and is included in this chapter. Generally, this map shows those areas that are considered vital to future commercial and industrial development in Greensboro. The city has already focused its infrastructure development efforts in this area, but extending and improving water and sewer facilities in the area. Greensboro will utilize this map to continue focusing critical infrastructure improvements in a manner that will implement its economic development policies. As one example, the five-year plan calls for a new fire station and a small police annex in this area, during the longer-term planning horizon, when development trends dictate. The five-year plan also recognizes certain transportation improvements, such as a roadway extension and bridge replacement project, that will ensure the road infrastructure is maintained and keeps pace with development.

**Areas Requiring Special Attention  
Economic Development Infrastructure Target Area  
City of Greensboro, GA**



1 inch = 1,900 feet

City of Greensboro, GA

- Legend**
- ◆ SOUTH MAIN ST/SR-44 ARCHITECTURAL OVERLAY
  - RAILROAD
  - ROADS
  - ~ STREAMS
  - CITY LIMITS
  - POND
  - PARCELS
  - ECONOMIC DEVELOPMENT INFRASTRUCTURE TARGET AREA

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## **AREAS IN NEED OF REDEVELOPMENT OR SIGNIFICANT AESTHETIC IMPROVEMENT**

There are two areas that have been specifically identified as needing redevelopment or significant aesthetic improvement: The Mill Area, and the East Broad corridor. Maps of these two areas are provided in this chapter.

### **Mill Preservation/Reuse/Redevelopment**

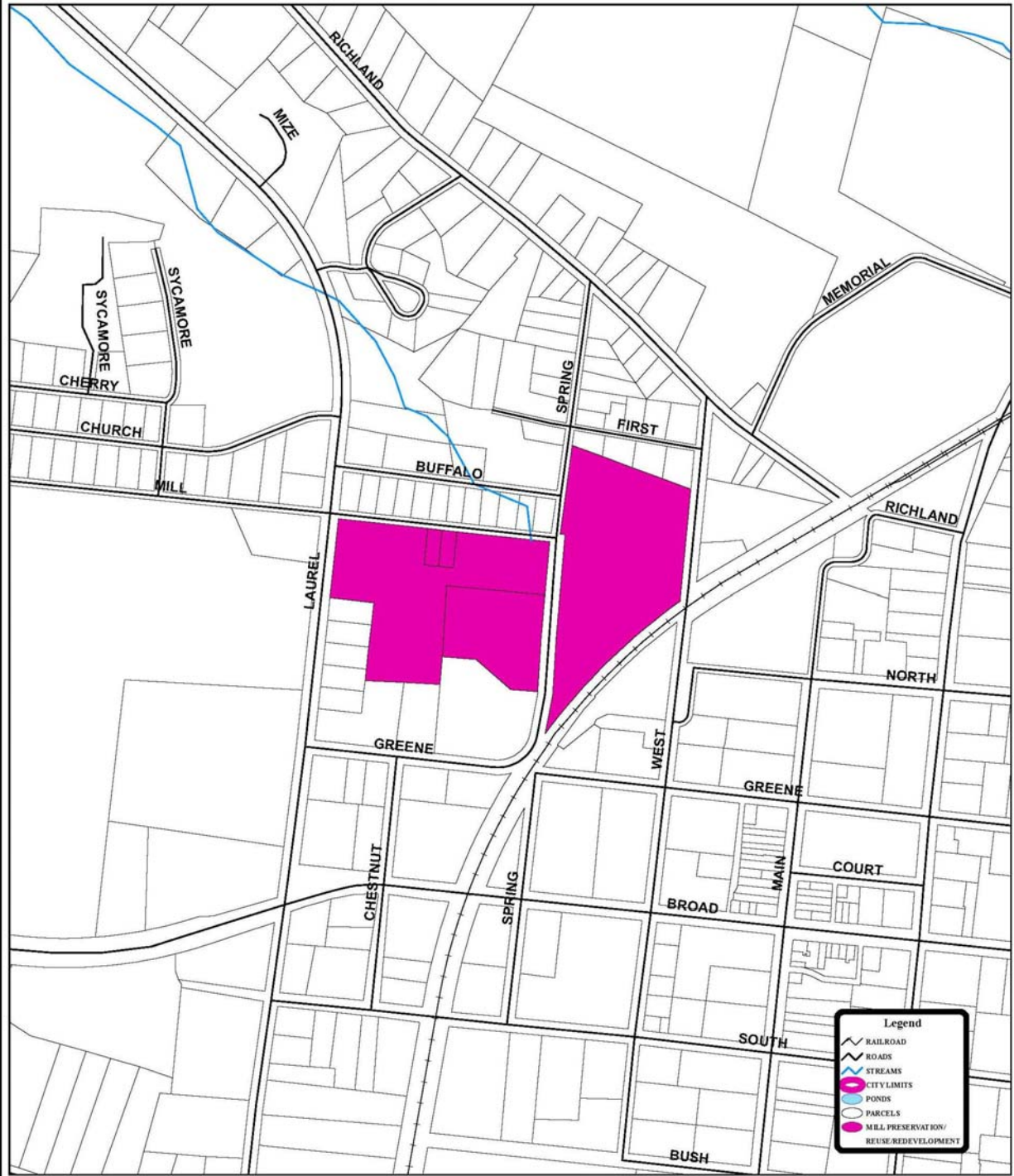
The Mill area has long since been recognized in Greensboro as a major, and in fact, the most important, redevelopment opportunity. Efforts have been underway for some time now to gain a public-private partnership toward the eventually refurbishment or redevelopment of the historic mill into a mixed-use project. Since a developer has been secured for the mill redevelopment project, there is nothing specifically that the city will need to do to facilitate that redevelopment, other than maintain a cooperative tone and wait until market conditions are more supportive of that redevelopment effort. However, Greensboro is taking important steps toward ensuring the future viability of the mill area by planning to invest in the area with capital improvements. Specifically, the ball field that is a part of the mill area is targeted for acquisition, and the city's five-year plan also calls for a community center for the mill village area and strategic improvements to the pedestrian system that will link the mill village area with downtown. Implementation of these projects will go a long way toward making the vision of a healthy, mixed use mill area a reality.

### **East Broad Redevelopment Corridor**

As early as 2002, when the city's first five-year plan was developed, there was concern raised about the aesthetic image of East Broad Street, which is the eastern entrance into the city's historic downtown. The area lacks appeal, and has been disadvantaged by buildings that are vacant and in some cases are in disrepair. Greensboro has long been concerned with the aesthetics of major entrances into the city. As a result, the 2002 five-year plan called for the preparation of a corridor plan that would provide for the improvement of aesthetics and function of the East Broad corridor. Moreover, tying future plans in the corridor to the historic downtown is an objective that cannot be overemphasized. Greensboro has not proceeded with the recommendation to prepare such a corridor plan, but it is reiterated in the 2009 update of the five-year plan and has been assigned greater priority. The corridor as mapped here should be considered general, and the study and redevelopment plan once undertaken can refine the boundary, as appropriate. To the extent that additional regulations are needed, this map may also serve as the basis for preparing an overlay district. However, the redevelopment plan called for in the five-year plan is envisioned to consist more of such considerations as streetscape extension, enhancement and beautification, and extension of the downtown retail footprint, as opposed to regulation being a pre-determined end state.

A third area, the South Main Street/SR 44 corridor, is shown on the economic development target area map (described previously), and relates to goals for aesthetic enhancement. It is not singled out here as an area requiring special attention, however, since the city has already adopted an overlay district for the corridor (improvements are suggested in the five-year plan).

**Areas Requiring Special Attention  
Mill Preservation/Reuse/Redevelopment  
City of Greensboro, GA**



1 inch = 350 feet

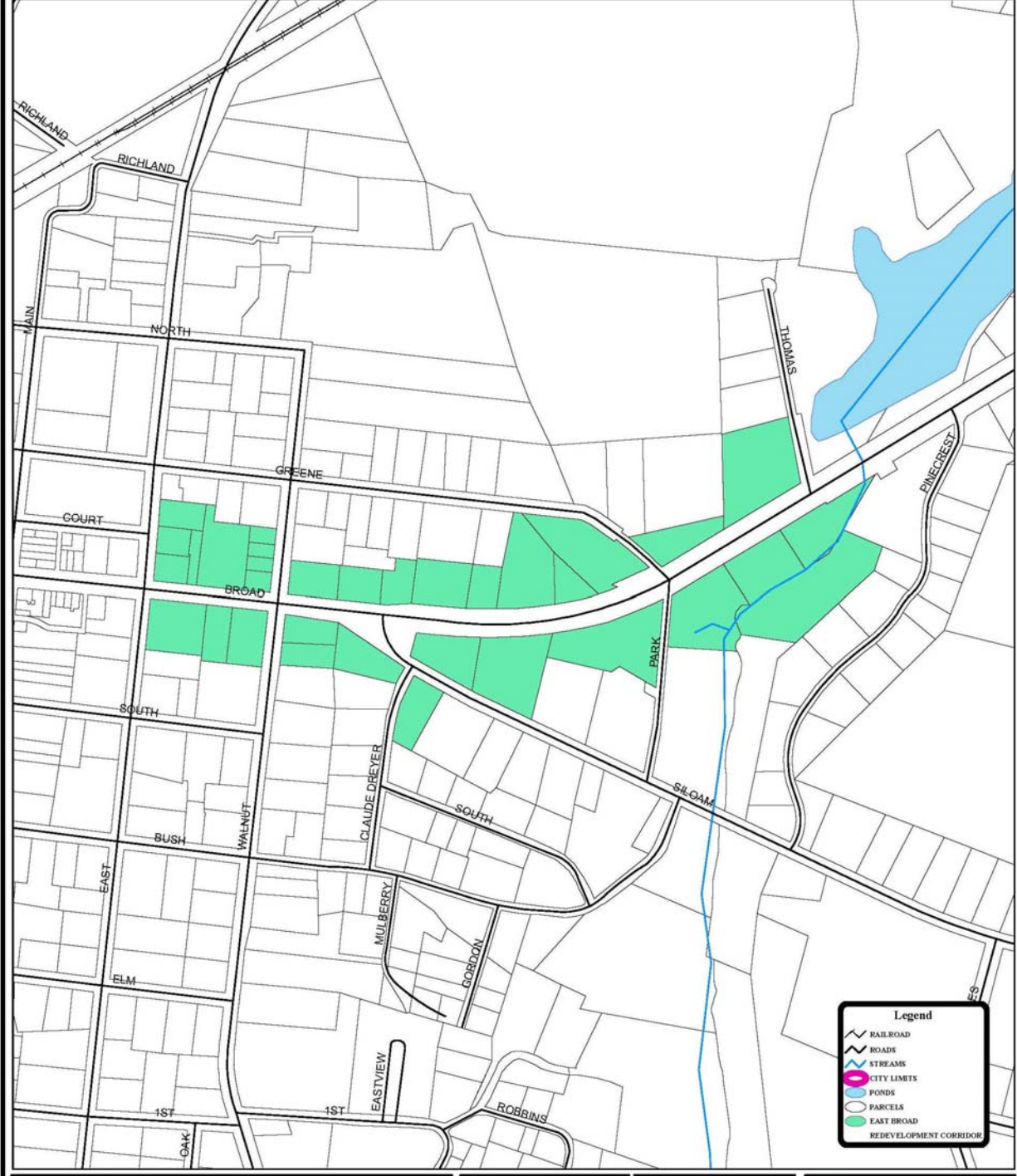
City of Greensboro, GA

**Legend**

- RAILROAD
- ROADS
- STREAMS
- CITY LIMITS
- PONDS
- PARCELS
- MILL PRESERVATION/ REUSE/REDEVELOPMENT

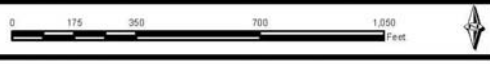
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**Areas Requiring Special Attention  
East Broad Redevelopment Corridor  
City of Greensboro, GA**



**Legend**

- RAILROAD
- ROADS
- STREAMS
- CITY LIMITS
- PONDS
- PARCELS
- EAST BROAD
- REDEVELOPMENT CORRIDOR



1 inch = 350 feet

City of Greensboro, GA

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## **AREAS WITH SIGNIFICANT INFILL DEVELOPMENT POTENTIAL**

As noted in Chapter 1, in the discussion of the infill development Quality Community Objective, Greensboro has significant opportunities for residential infill development. A map titled “Vacant with Potential Infill Development Opportunity” has been prepared and is included in this chapter. As previously stated, this map does not necessarily show every opportunity for residential development, but rather, the major opportunities that might be targeted in the future.

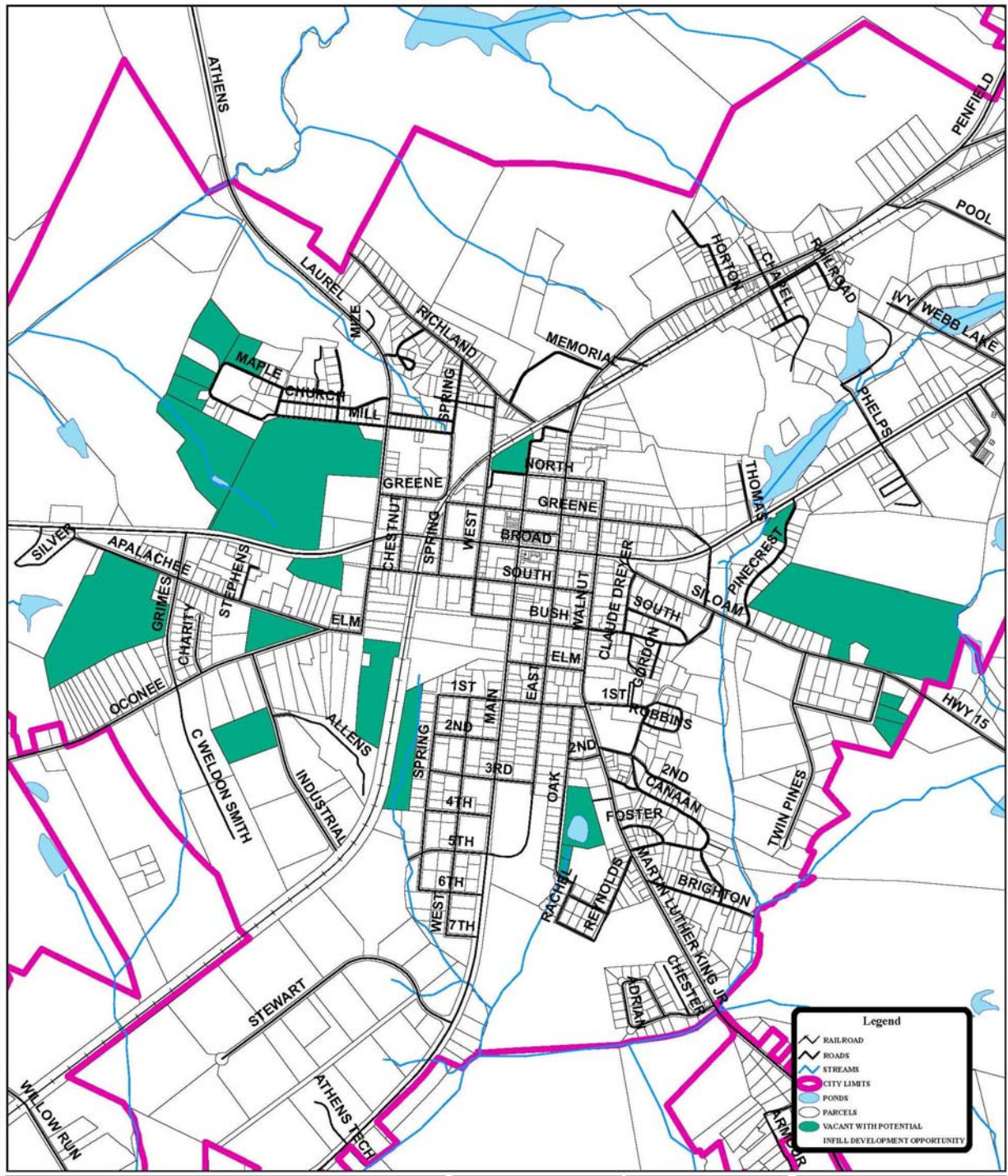
As previously emphasized in Chapter 1, this map is not expected to have any regulatory significance such as providing the basis for an overlay district. Its primary usefulness is to draw attention to these areas as residential development opportunities when the housing market improves. Greensboro may need to consider more incentive-based prescriptions to get these areas to develop, although their proximity to redevelopment areas would suggest that they will become more attractive for residential development as Greensboro implements its five-year plan with improvements for downtown and the mill village areas (see prior maps). Furthermore, the most important step in promoting infill residential development is for the city to constrain its future residential annexations and avoid extending its water and sewer infrastructure in a way that opens up “Greenfield” residential development opportunities that would compete with the identified infill sites.

## **AREAS OF SIGNIFICANT DISINVESTMENT, LEVELS OF POVERTY, OR UNEMPLOYMENT**

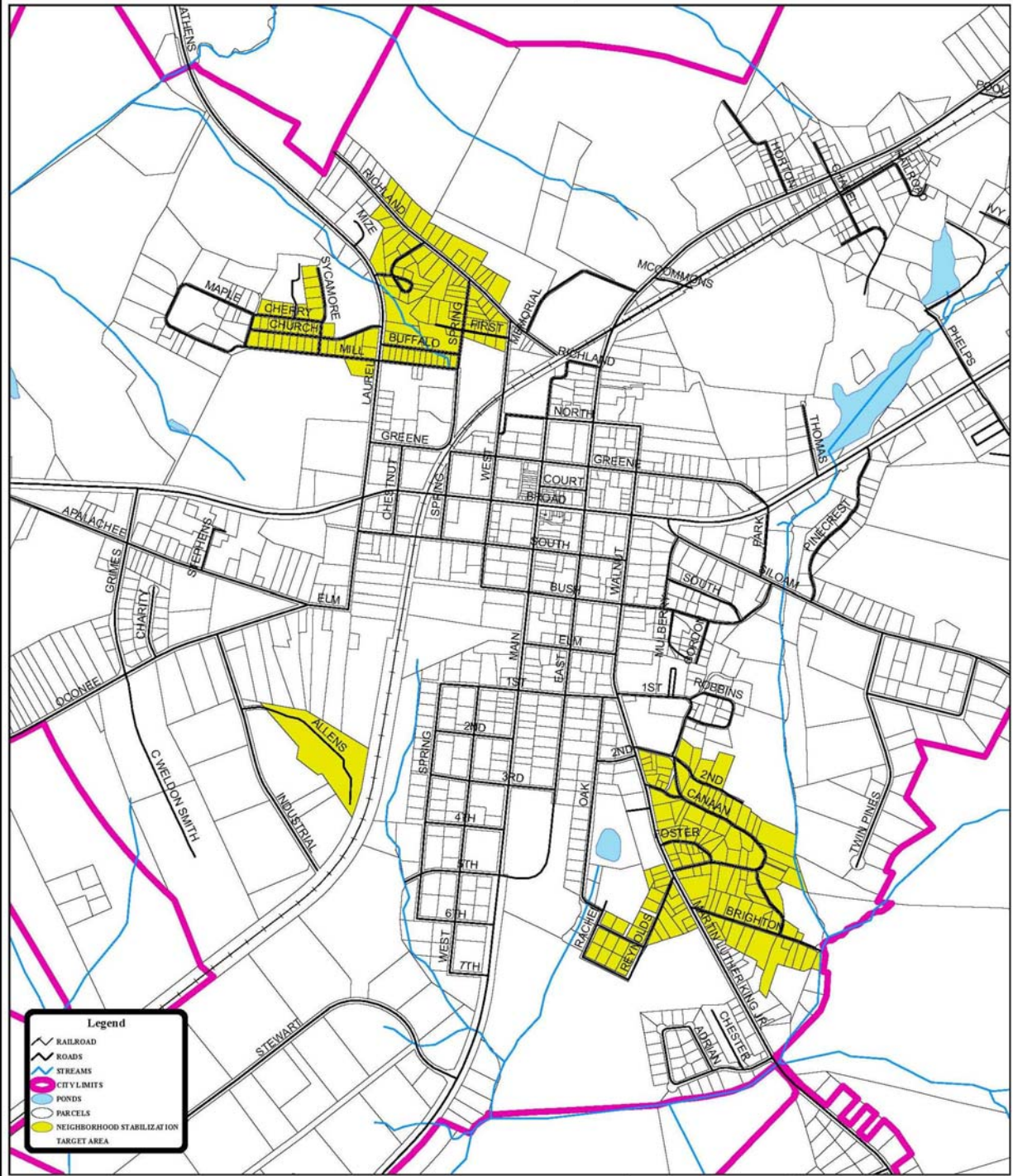
Generally, Greensboro has a widespread, scatter pattern of lower income residential neighborhoods, some of which are likely to witness poverty conditions. Disinvestment is not widespread in the city, although the areas previously identified for redevelopment (mill village and the East Broad corridor, previously mapped) probably meet that characterization. For purposes of this planning effort, some review of data available from the U.S. Census Bureau was undertaken in an effort to more specifically discern the geographic extent of poverty conditions in Greensboro. However, data did not permit the mapping of such conditions. However, a map titled, “Neighborhood Stabilization Target Area” has been prepared and is included in this chapter.

This map is intended to identify those neighborhoods where poverty conditions, substandard housing, and community development needs are expected to be most concentrated and acute. This map may serve as the basis for targeting future community development efforts, including possibly neighborhood stabilization funding which became available in 2009 as a result of Congress’s efforts to stem the tide of foreclosures in neighborhoods across the U.S. This map may also be refined in future community development efforts, and it should be considered illustrative rather than definitive. A particular neighborhood in Greensboro not shown on this map may nonetheless be a viable target area for community development and neighborhood stabilization, as well.

**Areas Requiring Special Attention  
Vacant With Potential Infill Development Opportunity  
City of Greensboro, GA**



**Areas Requiring Special Attention  
Neighborhood Stabilization Target Area  
City of Greensboro, GA**



**Legend**

- RAILROAD
- ROADS
- STREAMS
- CITY LIMITS
- PONDS
- PARCELS
- NEIGHBORHOOD STABILIZATION TARGET AREA



1 Inch = 1,000 feet

City of Greensboro, GA

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## **CHAPTER 3 ISSUES AND OPPORTUNITIES**

Rules for partial updates of comprehensive plans require that the local government consider what issues and opportunities arise from the foregoing two chapters – i.e., the analysis of quality community objectives and the review of areas requiring special attention. While this chapter emphasizes those aspects as required, the City of Greensboro sought to look more broadly at potential issues and opportunities by appointing a steering committee as a part of its five-year planning effort.

Consultants for the five-year planning effort polled the steering committee as to their concerns and suggestions about what Greensboro's issues and opportunities were likely to be in the next five years and beyond. A questionnaire of potential issues and opportunities was prepared by the consultants and completed by steering committee members. The results are provided in Appendix A of this partial plan update.

### **SUMMARY OF LIKES AND DISLIKES**

#### **Likes, Dislikes and Priorities**

Respondents most liked the city's historic character, small-town atmosphere, and friendly people. Respondents disliked blighted or deteriorating areas, an incomplete sidewalk system, and a lack of size, amenities, and variety of businesses in the downtown. This partial plan update, through the five-year plan, promotes the positive aspects of Greensboro and attempts to improve upon them through programs for expanding historic resource protection, extending sidewalks, continuing programs of downtown improvement, and addressing blighted and deteriorating areas through redevelopment programming and neighborhood stabilization efforts.

#### **Highest Priorities for the Plan**

The highest priorities for planning purposes were sidewalk, streetscape, and downtown improvements. These priorities are clearly evident in the five-year plan.

### **SIGNIFICANT ISSUES AND OPPORTUNITIES**

#### **Community Character and Aesthetics**

Respondents were almost unanimous in identifying needs to improve the aesthetics of development and community character outside of historic districts (Q-15). There is support for additional architectural and aesthetic controls. Though concerned about upgrading community character, respondents appear to be aware of and appreciate the city's enhancement and beautification efforts. The five-year implementation program addresses this set of issues in a variety of ways – by suggesting new architectural regulations become a part of the city's zoning ordinance (in addition to, or as a refinement of, the city's South Main Street/SR 44 overlay district), and by extending historic resource protection locally through additional ordinances.

## **Annexation**

Modest annexation policies seem the most appropriate and supportable (Q-3). More aggressive annexation would be viewed by most as inconsistent with intent to keep Greensboro a small town. A call to develop an annexation plan was considered during the planning process but rejected as inconsistent with local preferences to maintain Greensboro as a small town.

## **Neighborhood Protection**

There are concerns about the possibility of incompatible housing being introduced into residential neighborhoods (Q-5). An apparent lack of support for greater densities may mean reluctance to zone for apartments or townhouses in existing neighborhoods (see also Q-5), and this may also mean that support for the quality community objective, “traditional neighborhoods,” (beyond current densities) is limited or non-existent. Because the city’s zoning ordinance was comprehensively rewritten in 2007, there does not need to be major changes to it; however, as a part of the revision process during the next five years, and through its consideration of rezoning changes, the city should be cognizant of citizen concerns with regard to increased densities.

## **Historic Preservation**

While people exhibited satisfaction with current historic preservation efforts (Q-8), there appears to be a perception that more can be done (e.g., better administration, expansion to cover additional historic resources, etc.). Indeed, the five-year plan calls for several actions to further promote the city’s preservation efforts, including nominating additional eligible properties to the National Register of Historic Places, providing more and better signage identifying historic properties and districts, a completely updated inventory of the city’s historic resources, and additional designations of local historic districts.

## **Employment Options and Job Availability**

There is consensus that job and employment opportunities are inadequate in Greensboro (Q-9). There is not a consensus on whether the city’s land uses are adequately proportioned (Q-10), but those responding with specifics suggest more retail stores and industries are needed (Q-9 and Q-10). Because the city’s land use plan map has been updated recently and provides substantial land for increasing the city’s commercial and industrial tax base, there are no specific measures called for in this plan update and the five-year plan to expand employment opportunities. Furthermore, the city already has the appropriate economic development policies in place (see the chapter on policies), and the institutional resources available (a downtown development authority, a countywide development authority, a chamber of commerce, and a better hometown program) to ensure that these economic development goals, policies, objectives, and programs will be adequately addressed during the next five years.

## **Roads and Traffic**

Respondents indicated concerns with the safety of certain intersections in the city (Q-17) and also agreed there is a need for road maintenance (Q-18) and traffic calming projects (Q-19). The

five-year plan is responsive to these identified issues and opportunities. Specific projects for road improvements are identified and recommended in the five-year plan. With regard to traffic calming, no additional measures are recommended in the five-year plan, since several of the city's established neighborhoods already have speed bumps which slow traffic and inhibit cut-through travel patterns.

### **Transportation Alternatives**

There is widespread support for improvements of sidewalks and the provision of bikeways. As noted above, sidewalk improvements are a high priority for the plan, and the major emphasis of the five-year plan contains a focus on improving the pedestrian network in Greensboro. Mixed results were received on whether public transit, if available, would be used (Q-20). Due to the limited feasibility of transit programs beyond the rural public transit system provided by Greene County, no additional measures for developing a transit system are warranted at this time.

### **Community Facilities Deserving More Attention**

Overall, there are high levels of satisfaction with Greensboro's community facilities and services (Q-12). The highest dissatisfaction levels appear to be with regard to parks and proximity or access to them. The five-year plan is responsive to those identified needs and provides for recommended projects to address deficiencies in the city's park system. Sanitary sewer service received mixed results and the reasons for that were discussed among committee members. The dissatisfaction with regard to downtown streetscapes and downtown improvements appears to focus on the need to build more downtown facilities (restrooms, park space, more parking) and a desire to extend streetscape improvements further out from the downtown area. Sewer and downtown projects are included in the city's five-year plan.

### **Intergovernmental Coordination**

Respondents disagreed with the statement that city-county relationships are "excellent," suggesting that there are city-county intergovernmental coordination issues to reconcile in the future (Q-16). The five-year plan is responsive to this larger issue in certain specific respects – where appropriate, the plan calls for an update or refinement of existing intergovernmental agreements with Greene County and the development and adoption of new agreements, where appropriate.

## **CONSIDERATIONS THAT APPEAR TO BE "NON" ISSUES**

### **Community Facilities with High Satisfaction Levels**

Police, fire, public water, drainage/stormwater management, and government offices received high marks. While they are not considered issues to be addressed in this partial plan update, the five-year plan addresses these matters.

## **Environmental Protection**

Respondents are quite satisfied with environmental quality in the city (Q-6). This means that the partial plan update did not need to emphasize this topic. Respondents did not have enough information to determine whether existing tree protection measures were adequate (Q-7), which is called for in policies and the implementation program.

## **Housing**

It appears that most respondents believe housing is affordable in Greensboro, and a lack of affordable housing does not appear to be a serious issue or concern (Q-4). This means that the partial plan update does not cite affordable housing as an issue requiring further attention. However, certain neighborhoods in the city have been identified as appropriately targeted for neighborhood stabilization programs (see areas requiring special attention in Chapter 2).

## **Land Use**

There does not appear to be much support for greater building heights or higher densities in town (Q-11) – apparently these also go against the desire to maintain Greensboro’s status as a small-town. If there is greater height, we appear to be thinking of 3-4 stories, rather than 1-2 stories. There are no changes to the city’s height regulations that are called for in this partial plan update.

## CHAPTER 4 POLICIES

Rules for partial updates of a comprehensive plan, as promulgated by the Georgia Department of Community Affairs, only require that municipalities or counties provide new or updated policies based on the examinations of their consistency with the Quality Community Objectives (QCOs) and Areas Requiring Special Attention. This update of the comprehensive plan and the update of the city's five-year plan, provide an important opportunity for the city to reexamine its adopted policies. It was recommended that the city provide a comprehensive reassessment and re-adoption of all goals and policies in the comprehensive plan, because if only selected updates of policies are provided, the city would have to refer to its originally adopted comprehensive plan and this plan update for policy guidance. Using the comprehensive plan to guide decision making should be made as easy as possible, and therefore, this chapter provides a comprehensive revision of all policies in the comprehensive plan. This process of updating Greensboro's policies began by "extracting" the goals and policy statements from the adopted comprehensive plan and then systematically modifying them and adding to them, in light of this partial plan update and the five-year plan.

### HOUSING GOALS AND POLICIES

**Vision Statement:** Promote the provision of safe, sanitary, and affordable housing to all residents allowing for the opportunity to live within proximity to employment opportunities and supporting the preservation of existing historic neighborhoods and structures through sound growth management practices minimizing the adverse impacts of housing construction on the natural environment.

**Goal:** Focus residential development in compatible locations based on the Future Land Use map and on areas supported by existing and planned infrastructure.

**Policy:** Coordinate future residential development with the availability of supportive infrastructure.

**Policy:** Encourage infill redevelopment, where appropriate, in suitable areas supported by necessary infrastructure.

**Policy:** Avoid scattered, non-contiguous residential development patterns.

**Goal:** Mitigate negative environmental impacts associated with increased residential development.

**Policy:** Ensure that all environmental protection criteria are implemented on new development projects.

**Policy:** Promote clustered residential development that provides for open space and landscape preservation and self-contained recreational areas.



**Goal:** Seek outside funding sources for housing construction and rehabilitation to improve the condition of the housing stock.

**Policy:** Preserve, conserve, and enhance historic structures and sites wherever possible.

**Policy:** Encourage the renovation of substandard or vacant units for use as affordable housing units for low-to-moderate income households.

**Policy:** Concentrate community development resources in areas identified as neighborhood stabilization target areas as shown on the map of areas requiring special attention. (new, proposed).

**Goal:** Increase the mix of housing types to provide greater choice to existing and future populations.

**Policy:** Encourage mixed-use development within municipal downtown districts and major commercial activity centers allowing residential uses adjacent to retail and employment centers.

**Policy:** Encourage the development of affordable housing units, of all types, for all income levels to provide a greater balance between employment and housing opportunities. Encourage mixed-use development within municipal downtown districts and major commercial activity centers.

## **ECONOMIC DEVELOPMENT GOALS AND POLICIES**

**Vision Statement:** Foster a healthy economic environment through an integrated approach among government, business, education, and community that increases the quality, stability, and wages of local employment opportunities through a diversified attraction of new and retention of existing business and industry.

**Goal:** Invest in the long-term stability of the local economy through encouraging local enterprise and serving the needs of local residents, workers, and businesses.

**Policy:** Enhance the availability of capital and business skills training for local entrepreneurs.

**Policy:** Focus public investments and subsidies on equitable initiatives that do not sacrifice long-term economic health for short-term revenue increases.

**Policy:** Support, promote and strengthen local economic development organizations.

**Policy:** Work with the education community to promote “Life-Long Learning” opportunities to all residents that increase individual productivity.

**Goal:** Diversify the local economy and create new jobs that are compatible with the skills of the local labor force.

**Policy:** Promote expansion and recruitment of business and industry that provides employment to local residents.

**Policy:** Concentrate infrastructure investments in the economic development infrastructure investment area as shown on the map of areas requiring special attention, in addition to Greensboro's downtown (new, proposed).

**Policy:** Promote the redevelopment and revitalization of areas in need of such increased attention, including but not limited to the Mill area and the East Broad Redevelopment Corridor (new, proposed).

**Goal:** Utilize local assets to increase tourism-generated revenue through marketing and promoting Greene County as a unique destination that caters to all.

**Policy:** Expand marketing and promotional campaign to attract a wider array of visitors.

**Policy:** Collaborate on a multi-jurisdictional level to promote tourism throughout the region.

**Goal:** Coordinate economic growth with the Future Land Use map and all other sections of the Comprehensive Plan to ensure that quality development occurs in suitable locations.

**Policy:** Promote existing locations within the Industrial Park as viable locations for industrial growth.

**Policy:** Coordinate economic development initiatives with environmental protection policies and regulations ensuring the preservation of existing natural and cultural resources.

**Policy:** Concentrate economic development in areas served by existing or planned supporting infrastructure.

**Policy:** Utilize the Interstate 20 Corridor Management Plan to minimize the adverse impacts of scattered development along the corridor.

**Goal:** Increase the marketability of Greene County as a viable business location through the continued investment in community facilities and services and the use of state agencies to disseminate economic information to prospective business and industry.

**Policy:** Equitably invest in community facilities and services that enhance the quality of life of Greene County residents and maximize the potential for economic development throughout the county.

**Goal:** Continue developing the downtown district as an attractive business location.

**Policy:** Continue to improve the facilities, infrastructure, and aesthetics of the downtown to attract new investment and increased public use.

**Policy:** Promote existing facilities within the downtown to prospective businesses.

**Policy:** Seek to expand the downtown retail footprint of buildings in downtown (proposed, new).

**Policy:** Improve and increase pedestrian access to the central business district.

**Goal:** Minimize economic leakage associated with the purchase of goods and services outside of the local economy.

**Policy:** Strengthen the self-sufficiency of retail and service sectors to capture a greater percentage of local expenditure and to attract revenue from non-local markets.

**Policy:** Market distinctive characteristics of communities to create a niche market attracting consumers from outside the county.

**Policy:** Encourage citizens to buy locally.

## **CULTURAL RESOURCES GOALS AND POLICIES**

**Goal:** Identify and preserve significant cultural resources.

**Policy:** Use cultural resources to foster economic development.

**Policy:** Expand public awareness of cultural resources by adding eligible properties to the National Register of Historic Places (proposed, new).

**Policy:** Maintain adequate public knowledge of existing cultural resources and complete or update surveys thereof (proposed, new).

**Policy:** Expand local protection of historic resources beyond the existing local historic district to include residential neighborhoods, as appropriate (proposed, new).

**Policy:** Improve appearance and safety within historic areas.

## **NATURAL RESOURCES GOALS AND POLICIES**

**Goal:** Conserve and protect environmental and natural resources.

**Policy:** Protect public water supply.

**Policy:** Protect river and lake resources.

**Policy:** Enforce ordinances.

**Policy:** Balance development with resource protection.

**Policy:** Protect scenic views and sites.

**Policy:** Protect green infrastructure (proposed, new).

**Policy:** Protect and preserve trees and tree canopy through appropriate regulations and programs (proposed, new).

## **TRANSPORTATION GOALS AND POLICIES**

**Vision Statement:** Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options.

**Goal:** Upgrade and expand the existing transportation facilities, as needed, to accommodate future growth in the most efficient manner.

**Policy:** Monitor road conditions and analyze the potential adverse impacts of new development.

**Policy:** Ensure that as new development takes place, roads are extended where appropriate to provide for through connections to existing streets (new, proposed).

**Goal:** Improve the mobility of pedestrians and bicyclists throughout the county.

**Policy:** Support the Northeast Georgia Regional Bicycle and Pedestrian Plan and work towards implementing bicycle and pedestrian facilities in target areas.

**Goal:** Improve additional street lighting in priority areas defined by the cities.

## **COMMUNITY FACILITIES: WATER SUPPLY AND TREATMENT**

**Vision Statement:** Provide potable water service in a safe, clean, efficient, economical, and environmentally sound manner concurrent with new development.

**Goal:** Further environmental planning criteria and public health rules and guidelines.

**Policy:** Promote environmental planning criteria related to water quality.

**Policy:** Promote the conservation of water resources.

**Goal:** Coordinate new development with the existence and availability of adequate potable water service.

**Policy:** New development should not outpace existing infrastructure.

**Policy:** Maximize the use of existing infrastructure for potable water service.

**Goal:** Provide adequate facilities to efficiently meet increasing demands

**Policy:** Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.

### **COMMUNITY FACILITIES: PUBLIC SEWERAGE AND WASTEWATER**

**Vision Statement:** Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

**Goal:** Further environmental criteria and public health rules and guidelines.

**Policy:** Promote environmental planning criteria related to water quality.

**Policy:** Promote the conservation of water resources.

**Policy:** Support improvement of water quality of Town Creek.

**Goal:** Coordinate new development with the existence and availability of adequate sewerage service.

**Policy:** New development should not outpace existing infrastructure.

**Policy:** Maximize the use of existing infrastructure for potable water service.

**Goal:** Provide adequate facilities to efficiently meet increasing demands

**Policy:** Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.

### **COMMUNITY FACILITIES: SOLID WASTE MANAGEMENT**

**Vision Statement:** Ensure a dependable, environmentally safe means of disposing of solid waste and recyclables is available to all homes and businesses.

**Policy:** Implement the goals and work items set forth in the Northeast Georgia Regional Solid Waste Management Plan.

**Goal:** Increase citizen awareness of solid waste issues throughout the county.

### **COMMUNITY FACILITIES: PUBLIC SAFETY**

**Vision Statement:** Provide responsive and effective public safety services ensuring adequate staff, equipment and space is available to each of the departments.

**Goal:** Continued investment in the law enforcement agencies to maintain an adequate level of service in the face of increased population.

**Policy:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Goal:** Continued investment in fire protection agencies to maintain an adequate level of service in the face of increased population.

**Policy:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Policy:** Coordinate water and transportation infrastructure improvements with fire protection agencies to ensure that adequate fire protection can be maintained in all new developments.

### **COMMUNITY FACILITIES: PARKS AND RECREATION**

**Vision Statement:** Provide, protect and maintain a quality, accessible, and economically efficient network of parks, recreation facilities, and open space that serves all residents.

**Goal:** Provide additional recreation opportunities in accordance with future growth.

**Policy:** Acquire, maintain and refurbish parks and recreation facilities as needed in accordance with increased populations.

**Policy:** Coordinate public park expansion with local law enforcement agencies to ensure that they are adequately protected.

### **COMMUNITY FACILITIES: GENERAL GOVERNMENT**

**Vision Statement:** Provide adequate space, equipment, and technology to elected officials and staff to facilitate local government operations and decision-making processes.

**Goal:** Create a cooperative environment that facilitates the sharing of information among all levels of government.

**Policy:** Evaluate the use and efficiency of local government facilities.

**Policy:** Maintain ongoing communication between county and municipal governments to provide services in a coordinated and efficient manner.

**Policy:** Continue to solicit and utilize citizen advisory committees to provide public input into all planning activities.

### **COMMUNITY FACILITIES: EDUCATION**

**Vision Statement:** Collaborate with the local school board to provide and maintain a quality education system that meets the needs of residents now, and into the future.

**Goal:** Coordinate facility expansion based on future population projections and local land use planning.

**Policy:** Facilitate school board participation in the development review process to ensure that adequate educational facilities exist to accommodate new development.

**Policy:** Coordinate the location of future school sites with local governments ensuring the compatibility of adjacent land uses.

**Policy:** Maximize the use of existing school facilities.

## **COMMUNITY FACILITIES: LIBRARIES AND CULTURAL FACILITIES**

**Vision Statement:** Provide and maintain accessible, economically efficient libraries and cultural facilities to meet the information, educational and recreational needs of all residents.

**Goal:** Continue support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations.

**Policy:** Continue to provide financial and human resource support to the Greene County Public Library to meet identified needs.

**Policy:** Continue to support the preservation and enhancement of cultural facilities throughout the county.

**Goal:** Increase the number of cultural facilities within the downtown district to enhance the local economy and provide additional entertainment opportunities.

## **LAND USE GOALS AND POLICIES**

**Vision Statement:** Promote the orderly development of land to accommodate the anticipated growth through the protection of environmental and historic resources and the coordination of available public facilities and services.

**Goal:** Minimize negative impacts associated with new development on environmentally sensitive areas.

**Policy:** Maintain water quality through the protection of environmentally sensitive lands and the conservation of open space.

**Policy:** Discourage the intensification of existing residential neighborhoods and guard against the encroachment within them of incompatible land uses, including multi-family development (proposed, new).

**Goal:** Coordinate new development with the presence of adequate public facilities.

**Policy:** Base development approval process on the ability of the existing or planned public facilities and infrastructure to accommodate increased use.

**Goal:** Coordinate all new development with the Comprehensive Plan, as well as other planning efforts such as the Interstate 20 Corridor Study, and ensure that land use and future land use information reflect current development patterns.

**Policy:** Ensure that sufficient acreage has been designated on the Future Land Use map to accommodate projected growth.

**Policy:** Promote the use of innovative development techniques, such as compact and mixed-use development, to increase development densities, reduce the consumption of vacant land, and enhance the sense of community.

**Policy:** Promote development within existing areas of the city, such as those shown as vacant with potential infill development opportunity, as shown on a map of areas requiring special attention, prior to annexing additional lands for residential development (proposed, new).

**Policy:** Greensboro should annex only modestly during the next five years, and beyond (proposed, new).

**Policy:** If large-scale annexations are proposed (i.e., more than incremental additions of ten acres or less), the proposed development should be accompanied by a traffic study and other impact studies that indicate future population and employment expected to be generated by development within the annexed area, as well as provisions for developer-funded extension of infrastructure to the annexed area (at minimum, plans for funding of water and sewer line extensions) (proposed, new).

**Policy:** Maintain a cooperative relationship within, and among local governments to ensure the orderly development of the entire county.

**Goal:** Update Future Land Use map on a periodic basis to ensure it adequately reflects prevailing development patterns.

## **QUALITY COMMUNITY OBJECTIVES**

**Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.



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

**Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

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

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

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

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

**Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

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

**Transportation Alternatives Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available. Greater use of alternative transportation should be encouraged.

**Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

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

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

**Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**CHAPTER 5**  
**UPDATE OF THE SHORT-TERM WORK PROGRAM**

The revised short-term work program for the City of Greensboro has been prepared in a separate format. In late 2008, the City engaged a consulting team (The Jaeger Company and Jerry Weitz & Associates, Inc.) to prepare an update to the city's 2002 five-year plan. That plan update provides the listing of implementation activities based on findings and recommendations of this partial plan update. The "Five Year Plan" document, which contains Table 11.1, "Short-term Work Program and Capital Improvement Program," is attached to this document and referenced as a part of this partial plan update.

**Table 11.1  
Short-Term Work Program and Capital Improvement Program, 2009-2014  
City of Greensboro, Georgia**

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
NR (C)	Highways	Realign CR 39/Old Eatonton Rd @ SR 44 N of Interstate 20	1,572,000						1,572,000	
21a	Highways	East Greensboro Highway Bypass						Long range	TBD	Federal and state transportation improvement program
NR (C)	Highways	SR 44 widening						Long range	TBD	Federal and state transportation improvement program
NR (C)	Streets	Install street signs at intersections where missing	1,000	1,000	1,000	1,000	1,000	1,000	6,000	General Fund
NR (C)	Streets (Bridge)	Repair/replace bridge at Oconee Avenue/ Old Eatonton Road across CSX Railroad	1,000,000						1,000,000	Greene County Road SPLOST; improvement program (state and federal funds)
4	Streets	Install additional streetlights as shown on proposed street lighting plan	15,000	15,000	15,000	15,000	15,000	15,000	90,000	General Fund
11a	Street	Realign intersection of Reynolds and MLK Jr. Drive		125,000					125,000	SPLOST – Road allocation
11b	Streets	Realign intersection of Apalachee Ave. and Oconee Ave.						Long Range	200,000	Future Road Allocation
11b	Streets	Improve street intersections with poor geometry			100,000				100,000	SPLOST – Road allocation
13a	Streets	Pavement management and maintenance	2,500	12,500	2,500	2,500	2,500	2,500	25,000	SPLOST – Road; State (LARP)

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
16	Streets	Investigate and correct sight visibility problems at selected road intersections	50,000		50,000		50,000		150,000	SPLOST – Road
29	Streets	Install RR crossing gate at South Street and CSX Railroad		50,000					50,000	SPLOST – Road CSX Railroad
37	Streets	Install additional traffic calming where needed						Long Range	TBD	Future Road Allocation
NR (C)	Streets	Widen Thomas Street at intersection with U.S. Highway 278			125,000				125,000	SPLOST – Road
NR (C)	Streets	Install guard rails at water crossing and Phelps Drive			20,000				20,000	SPLOST – Road
NR (C)	Streets	Extend Town Creek Boulevard to Oconee Avenue/Old Eatonton Road						Long Range	TBD	Developer at time of development
3, 24	Sidewalks	Sidewalk extension program	248,600	300,000	300,000	300,000	300,000	300,000	1,748,600	SPLOST – Sidewalk
3, 24	Sidewalks	Sidewalk extension program						Long Range	\$5,328,400	GO Bond; Future SPLOST
6	Sidewalks	Repair existing sidewalks where needed		150,000	150,000	150,000	150,000	150,000	750,000	SPLOST – Sidewalk
17	Sidewalks	Retrofit existing sidewalk system for access by disabled		80,000					80,000	SPLOST – Sidewalk
1a	Beautification/Enhancement	Install signage and landscaping at city gateway locations (see the "Priority Projects Cost Estimate" for dollar amounts)	\$245,410						\$245,410	General Fund

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
1b		Install Wayfinding System (directional, pedestrian and parking signage) in the downtown. (see the "Priority Projects Cost Estimate" for dollar amounts)	\$83,850						\$83,850	General Fund
1c	Beautification/ Enhancement	Install native wildflower meadow plantings at I-20 / GA 44 Interchange		\$123,500					\$123,500	General Fund
1d	Beautification/ Enhancement	Landscaping (Phase 2)						Long Range	TBD	General Fund
8b	Beautification	Citywide clean-up and beautification program including graffiti removal	10,000	10,000	10,000	10,000	10,000	10,000	60,000	General Fund
NR (C)	Beautification	Install landscaping in front of public housing on SR 44 (S. Main St.)	5,000							General Fund; Housing Authority
NR (C)	Beautification	Consider participation in Keep Georgia Beautiful Program		X					0	City staff function
NR (C)	Beautification	Urban Forestry & Tree City USA Programs							0	City staff function
NR (C)	Downtown and Cultural Facilities	Streetscape Program – Phase III	750,000						750,000	Transportation Enhancement funds, GDOT
2	Downtown and Cultural Facilities	Construct cultural center in downtown area	587,000						587,000	SPLOST; general funds
20	Downtown and Cultural Facilities	Construct public restrooms	10,000	60,000					70,000	SPLOST - Downtown
10	Downtown and Cultural Facilities	Install additional landscaping in downtown						Long Range	TBD	Future SPLOST
13b	Downtown and Cultural Facilities	Close Court Street and construct civic space			\$400,000				\$400,000	SPLOST - Downtown

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
5, 15	Downtown and Cultural Facilities	Pave, stripe, and sign additional off-street public parking lot; configure for bus loading/unloading		100,000					100,000	SPLOST - Downtown
NR (C)	Downtown and Cultural Facilities	Acquire vacant lot east of the city's existing off-street parking lot (accessed from South Main Street) for additional parking				150,000			150,000	SPLOST - Downtown
26a	Drainage	Master drainage plan		50,000					50,000	SPLOST - Drainage
26b	Drainage	install drainage improvements per plan			50,000	50,000	50,000	50,000	250,000	SPLOST - Drainage
NR (C)**	Parks and Recreation	Re-acquire Mill Tract (Ball field) for Park; Develop park site		300,000	60,000	100,000	140,000		600,000	SPLOST - Park; CDBG
12	Parks and Recreation	Community Center for Mill Village					150,000		150,000	SPLOST - Park; CDBG
31	Parks and Recreation	New passive park - acquisition and development						150,000	150,000	SPLOST - Park
39	Parks and Recreation	Bush Street park development						100,000	100,000	SPLOST - Park
21b, 35	Parks and Recreation	Greenway (multi-purpose trail) development including bikeways						Long Range	1,300,000	General obligation bonds; RAF; LWCF
36	Parks and Recreation	Active park development with Greene County						Long Range	TBD	Future SPLOST
41	Parks and Recreation	Install improvements at Love Springs						Long Range	TBD	Future SPLOST
NR (C)	Water	Map existing water lines and service area	6,500						6,500	Water Fund
7	Water	Water line repairs	50,000	50,000	50,000	50,000	50,000	50,000	300,000	SPLOST - Water
26c	Water	Water line replacement		200,000					200,000	SPLOST - Water

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
38	Water	Upgrade capacity at water treatment plant						Long Range	TBD	Water Fund; GO and/or revenue bonds; GEFA loan
40	Water	Extend water lines to unserved areas						Long Range	TBD	Developer pro-rata share
NR (C)	Sewer	Map existing sewer lines and service area	6,500						6,500	Sewer Fund
25	Sewer	Repair existing sanitary sewer lines as needed		200,000				200,000	400,000	SPLOST - Sewer
34	Sewer	Sewer line replacement program				100,000			100,000	SPLOST - Sewer
34	Sewer	Sewer line replacement program						Long Range	TBD	Sewer Fund; GO and/or revenue bonds; GEFA loan
32	Sewer	Upgrade capacity at sewage treatment plant						Long Range	TBD	Sewer Fund; GO and/or revenue bonds; GEFA loan
33	Sewer	Extend sewer lines/ service in priority areas						Long Range	TBD	Developer pro-rata share
NR (C)	Solid Waste Management	Participate in update of regional comprehensive solid waste management plan			X	X			0	City staff function
NR (C)	Planning and Zoning	Complete partial plan update of comprehensive plan	Funded						Funded	General fund (currently funded)
18	Planning and Zoning	East Broad corridor redevelopment and improvement plan		12,500					12,500	General fund
19	Planning and Zoning	Amendments to zoning ordinance (primarily aesthetics)		5,000					5,000	General fund
30	Planning and Zoning	Prepare new subdivision regulations and construction specifications	\$10,000						10,000	General fund



Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
23	Historic Preservation	Survey of historic resources	20,000						20,000	General fund; possible grant from DNR
NR (C)	Historic Preservation	Designate additional local historic preservation districts	6,000						6,000	General fund
28	Historic Preservation	Install signs that identify the city's historic districts	5,000	5,000					10,000	General fund
44	Historic Preservation	Expand current National Register listings to all eligible properties			5,000	5,000	5,000		15,000	General fund
NR (C)	Administration	Repairs and maintenance existing city hall space			125,000			125,000	250,000	SPLOST – Administ.
NR (C)	Administration	Intergovernmental agreement with Greene County (various)	X	X					0	City Manager – Staff function
43	Administration	New City Hall						Long Range	1,000,000	General Obligation Bond
NR (C)	Administration	Vigorously pursue all available grant and loan programs	X	X	X	X	X	X	0	City staff function
NR (C)	Administration	Hold bond referendum for general obligation bonds to fund capital improvements			X				TBD	City staff function plus cost of election
NR (C)	Police	Patrol vehicle rotating annual replacement	25,000		25,000		25,000		75,000	General Fund
NR (C)	Police	Acquire satellite (decentralized) police annex near I-20 and SR 44						Long Range	0	Seek space in existing commercial center without cost
NR (C)	Police	Intergovernmental agreement with Greene County for firearms training center		X					0	City staff function
NR (C)	Court Services	Evaluate and reassess fines, court charges, and related fees	X						0	City staff function

Priority No.	Category	Description	Expenditure (\$) By Fiscal Year						Total (\$)	Possible Funding Source(s)
			2009	2010	2011	2012	2013	2014		
NR (C)	Fire	Establish impact fee for commercial and residential developments with occupancies above typical second-story heights	5,000						5,000	General Fund;
42	Fire	Purchase ladder truck for fire/rescue						Long Range	\$900,000	Impact fee; special tax district
NR (C)	Fire	Establish special fire tax for City of Greensboro		7,500					7,500	General Fund
NR (C)	Fire	Modify Greensboro fire district to de-annex northern part (intergovernmental agreement with Greene County)			X				0	City staff function
NR (C)	Fire	Acquire land and construct Greensboro Fire Station #2 at I-20 and SR 44 interchange						Long Range	0 or TBD	Special fire tax
NR (C)	Emergency Management	Participate in update of countywide emergency management plan		X		X		X	0	City staff function

Note: NR (C) = Project not rated by Steering Committee – recommended by Consultant.

TBD = To Be Determined

\*\* = Project came about late in the planning process and was therefore not rated or included in the empirical data. However, the Steering Committee expressed a strong desire to move this project to the top levels of the priority rankings at the final meeting.

## **CHAPTER 6 REPORT OF ACCOMPLISHMENTS**

This chapter describes the status of projects and activities listed in the City of Greensboro's 5-Year Plan as well as its short-term work program, prepared and adopted as a part of its comprehensive plan. The objective of this report is to identify those projects and activities that have been completed or remain incomplete. For those projects not completed, a statement is included as to why they have not been completed.

The status report is provided in the format of three tables – Tables 6.1 and 6.2 below are from the city's adopted 5-Year Plan, while the third table corresponds with items in the city's adopted short-term work program (2004-2008). Because there is some overlap between the recommendations of the 5-Year Plan and the Comprehensive Plan's Short-Term Work Program, there is some duplication among the tables.

In 2004-2005, the city constructed a new police station at Robinson Park, consisting of approximately 7,500 square feet. Water and sewer facilities were extended across Interstate 20 at the SR 44 interchange to serve new development. Other water and sewer line extensions were completed during the reporting period using Community Development Block Grant (CDBG) grant funds and the Employment Incentive Program (EIP) grant program. As the following tables show, Greensboro has also implemented several of the smaller, less expensive projects within its budget means during the last five years.

Planning for the downtown cultural center is underway, and completion is anticipated in 2009. Generally, plan implementation in the areas of transportation and streetscape improvements has been handicapped by a significant lack of funds for capital improvements. Some projects, such as the Greensboro bypass and additional streetscape improvements, have been stalled due to lack of funding by the Georgia Department of Transportation, yet those projects are expected to be realized in the future. A number of significant accomplishments have been completed, as noted in the "status" column of each of the three tables that follow. The need to increase the city's water treatment capacity was limited by the loss of a textile industry in the city – that loss lowered the city's current water demand from approximately 1 million gallons per day to 600,000 gallons per day and has taken the urgency away from the need to complete that major capital improvement.

The city has completed the process of preparing an update of its 5-Year plan (written in 2002), which is being coordinated with the required Partial Update of the comprehensive plan. All projects in the prior plans that have not yet been completed have been systematically re-examined, and those with high priority rankings and broad community support are included in the new, updated work program and 5-year plan.

**Table 4**  
**Status of Capital Improvement Program, 2003-2008**  
**City of Greensboro**

Project No.	Category	Description	Year 2003 to 2008	Total (\$)	Status of Project or Activity
1	Highways and Local Roads	Investigate and correct sight visibility problems at selected major intersections	2003	\$5,000	Not completed – lack of funding
2	Highways and Local Roads	At-grade local street/railroad safety improvements	2004	\$50,000	Not completed – lack of funding
3	Highways and Local Roads	East Greensboro Highway Bypass	R/W 2007	Costs Unknown At This Time	Project still proposed but has been delayed – GDOT funds put on hold
18	Highways and Local Roads	Upgrade intersections that have poor/dangerous geometry	2004	\$53,000	Not completed – lack of funding
24	Highways and Local Roads	Pavement management and maintenance	Annual	\$25,000	Approximately 1/8 mile of repaving completed annually using Local Assistance Road Fund (LARP)
40	Highways and Local Roads	Replace or recondition railroad guardrails along streets; repaint bridge over railroads	2004	\$60,000	Not completed – lack of funding – project not a priority
41	Highways and Local Roads	Street lighting improvement and extension program	Annual	\$120,000	Not completed – lack of funding – project not a priority
46	Highways and Local Roads	Extension of Pine Street to SR 44	2008	\$485,000	Complete
4	Sidewalks	Repair existing sidewalks where needed	Annual	\$18,000	Minimal sidewalk repairs have been completed--incomplete
6	Sidewalks	Retrofit existing sidewalk system for access by disabled	Annual	\$48,000	Not completed – lack of funding
8	Sidewalks	Extend sidewalks in downtown retail footprint	2003-2004	\$25,000	Not completed – lack of funding
37	Sidewalks	Sidewalk extension program			Not completed – lack of funding
9	Downtown and Cultural Facilities	Construct public restrooms; close Court Street and construct civic space	2003-2004	\$70,000	Incomplete but project remains a high priority
10	Downtown and Cultural Facilities	Construct cultural center in downtown area	2003-2005	\$2.5 Million	Architectural plans complete; need \$120,000 to extend water line for fire suppression
20	Downtown and Cultural Facilities	Provide loading/unloading zones for tour buses	2005	\$18,000	Not completed – project not a priority
21	Downtown and Cultural Facilities	Complete parking needs assessment for downtown	2003	\$10,000	Not completed – lack of funding
35	Downtown and Cultural Facilities	Prepare master plan for mill village	2003	\$20,000	Project is underway with developer – but slowed due to economic conditions
39	Downtown and Cultural Facilities	Information Kiosk and Wayfinding System	2003-2005	\$11,500	In process – Jaeger Co. will recommend system facilities
50	Downtown and Cultural Facilities	Cemetery improvements	2008	\$50,000	Not completed – project not a priority
14	Drainage	Master drainage plan; install drainage improvements	Annual	\$220,000	Not completed – lack of funding

<b>Project No.</b>	<b>Category</b>	<b>Description</b>	<b>Year 2003 to 2008</b>	<b>Total (\$)</b>	<b>Status of Project or Activity</b>
19	Parks and Recreation	Install improvements at Love Springs	2004-2006	\$30,000	Not completed – lack of funding
48	Parks and Recreation	Upgrade Robinson Youth Park	2007-2008	\$170,000	Project modified – park is now passive. Active facilities provided by county elsewhere
51	Parks and Recreation	New Passive Park: acquisition and development	2007-2008	\$525,000	Not completed – lack of funding
56	Parks and Recreation	Community Center for Mill Village	2008	\$112,000	Not completed – lack of funding
21	Administration and Police	Install off-street parking lot for police vehicles	2006	\$44,000	Complete—some parking space added in front of city hall
49	Administration and Police	New City Hall	2005-2008	\$1,205,000	Not completed – not a priority; new policy facility constructed at Robinson Park
23	Water	Expand water plant capacity to 3 million gallons per day capacity	2004	\$2,000,000	Incomplete – due to lack of funding
25	Water	Extend water to Northeast portion of city	2003	\$57,640	Completed using CDBG funds
42	Water	Repaint city water tanks (2)	2007-2008	\$80,000	Complete
43	Water	Water line replacement program	2003; 2005; 2008	\$150,000	Not completed – lack of funding
54	Water	Water meter replacement program	Annual	\$375,000	Complete
32	Sewer	Repair and replace existing sanitary sewer lines as needed	2006-2007	\$400,000	Some repairs completed
47	Sewer	Sewer line extensions, NE portion of city		\$688,465	Some extensions completed

**Table 5**  
**Status of Programs and Regulations, 2003-2008**  
**City of Greensboro**

<b>Project No.</b>	<b>Category</b>	<b>Description</b>	<b>Year</b>	<b>Total (\$)</b>	<b>Status of Project or Activity</b>
5	Planning and Zoning	Prepare new subdivision regulations and construction specifications	2004	\$10,000	Not completed – remains a priority
28	Planning and Zoning	Review/rewrite zoning ordinance	2006	\$10,000	Complete
45	Planning and Zoning	E. Broad corridor improvement plan	2003	\$25,000	Not completed – lack of funding
11	Historic Preservation	Survey Railroad Historic District; Expand current National Register listings to all eligible properties	2003	\$20,000	Incomplete—charrettes with UGA were completed
15	Historic Preservation	Prepare/adopt Historic Preservation Ordinances for all historic districts	2004	\$10,000	Complete
16	Historic Preservation	Install signs that identify the city's historic districts	2004	\$6,000	Not completed – has not been a priority
13	Beautification	City-wide Clean-Up and Beautification Program	Annual	\$180,000	Annual funding allotted – including demolition of old houses
17	Beautification	Install landscaping in downtown and at selected municipal locations	Annual	\$19,000	Not completed – has not been a priority
33	Beautification	Establish shade tree commission; regulate tree-cutting practices; plan and install shade trees	Annual	\$35,000	Tree Commission established
34	Parks and Recreation	Negotiate cooperative agreement with Board of Education for joint use of school recreational facilities	Annual	None identified	Not completed – opportunity not yet explored – not a priority
52	Parks and Recreation	Diversify/expand recreation programs	Annual	Unknown	Not completed – county will provide recreation programs
30	Other	Prepare citywide parking ordinance	2003	\$3,000	Not completed – has not been a priority
31	Code Enforcement	Prepare and adopt a housing code	2004	0	Not completed – has not been a priority
38	Housing	Private housing repair and rehabilitation	Annual	0	Not completed – has not been a priority
44	Annexation	Prepare annexation plan	2007	\$7,500	Not completed – has not been a priority

**Table 6**  
**Status of Short-Term Work Program for Greensboro, 2004-2008**  
**(Greensboro Comprehensive Plan)**

<b>Category</b>	<b>Description</b>	<b>Year (2004-2008)</b>	<b>Total (\$)</b>	<b>Status of Project or Activity</b>
Econ. Dev.	Promote job-training efforts from local and regional sources	Annual	n/a	City completed "work ready test" and is working with Chamber of Commerce
Econ. Dev.	Participate in countywide Economic Development Council as part of Industrial Development Authority	Annual	n/a	Complete – city is participating
Econ. Dev.	Continue to cooperate with Chamber of Commerce in cost/benefits analysis of new industrial development	Annual	n/a	Complete – city is participating
Econ. Dev.	Continue to diversify the manufacturing base	Annual	n/a	City agreed to \$116,000 tax break for industry expansion
Econ. Dev.	Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resources Subcommittee of the Industrial Development Authority	Annual	n/a	Complete – one example is extension of sewer to provide industry
Econ. Dev.	Continue to implement county tourism plan	Annual	n/a	Incomplete – unclear as to status of plan
Econ. Dev.	Continue to participate in multi-jurisdictional tourism planning efforts	Annual	n/a	Complete -- city is participating
Econ. Dev.	Seek ways to reduce the amount of retail and service dollars spent outside the county	Annual	n/a	Incomplete – not clear as to status of efforts
Econ. Dev./ Cultural Resources	Upgrade building facades, parking facilities, and landscaping downtown as part of continued implementation of Transportation Enhancement project	2005	\$750,000	Project in process – some funding withheld at this time
Natural Resources	Adopt new landscape ordinance	2004	n/a	Partially complete – new standards part of overlay district
Natural Resources	Participate in Tree City USA program	Annually	\$5,500/ year	Complete -- \$5,500 to \$7,000 funded annually
Cultural Resources	Use and enforce existing zoning regulations in historic areas	Annually	n/a	Complete – City Planner
Cultural Resources	Complete Bickers & Goodwin Project (building renovation on N. Main St.)	2007	\$455,000	Completed with city and state grant funds
Cultural Resources	Complete and use historic resources survey information as planning tool	Annually	n/a	Incomplete – project requires funding not allocated
Cultural Resources	Prepare master plan and rehabilitate Mary Leila Cotton Mill Village for housing	2007	\$200,000	Project is underway with developer – but slowed due to economic conditions
Cultural Resources	Develop phase II of downtown revitalization plan	2006	\$12,000	Incomplete but remains high priority
Cultural Resources	Rehabilitate depot as multi-use facility using transportation funds	2006	\$1,250,000	In private hands – taken over by Mill developer – will use SPLOST funds to connect with Mill area
Cultural Resources	Develop downtown cultural center and install signage and banners in historic districts	2005	\$426,000	Projects in progress at this time; completion in 2009
Cultural Resources	Make improvements to city cemetery	2008	\$50,000	Not completed – lack of funding
Cultural Resources	Locally designate historic districts	2006	n/a	Incomplete – project not completed; lack of funding

Category	Description	Year (2004-2008)	Total (\$)	Status of Project or Activity
Cultural Resources	Continue to participate in heritage education programs	Annually	n/a	Incomplete – not clear as to status of efforts
Cultural Resources	Continue Better Hometown program	Annually	n/a	Complete – City has Better Hometown Coordinator
Cultural Resources	Update walking tour information	Annually	\$5,000	Complete
Cultural Resources	Add new facilities and enhancements to promote historic districts	Annually	\$5,000 - \$200,000	Intend to add bathrooms to Chamber building by 2010
Housing	Direct future residential development to areas identified on the future land use map	Annually	n/a	Objective reasonably attained – city planner is responsible
Housing	Enforce environmental protection criteria on all new residential development	Annually	n/a	Objective reasonably attained – city planner is responsible
Housing	Seek available state and federal funding for the rehabilitation of substandard housing units	Annually	n/a	Incomplete – funding not pursued or secured due to staff limitations
Housing	Monitor housing needs based on type and affordability according to changes in local employment	Annually	n/a	Incomplete –not pursued due to staff limitations
Housing	Continue demolition of substandard housing according to code enforcement recommendations	Annually	n/a	Partially completed – a few houses have been demolished
Community Facilities	Improve transportation infrastructure according to community needs	Annually	\$800,000	Incomplete due to lack of funds from GDOT
Community Facilities	Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan	2005	n/a	Not adopted but plan is being implemented
Community Facilities	Invest in pedestrian and bicycle facilities throughout the city	Annually	\$1,000,000	Incomplete – none built, but plan is ready
Community Facilities	Expand city hall or relocate to a large space (contingent on construction of new police facility)	2007-2008	\$450,000	Incomplete but still a priority – city has \$250,000 for this project – options not yet looked at
Community Facilities	Add street lighting in identified areas	Annually	\$20,000/year	Incomplete – no funding has been allocated
Community Facilities	Complete parking needs assessment for downtown district	2005	\$10,000	Not completed – lack of funding
Community Facilities	Implement water network extension and replacement projects as identified with in the Public Works Capital Improvement Plan	Annually	\$2,500,000	Incomplete – no funding has been secured – more plan detail is needed
Community Facilities	Implement sewerage network extension and replacement projects as identified with in the Public Works Capital Improvement Plan	Annually	\$1,000,000	Incomplete – no funding has been secured – more plan detail is needed
Community Facilities	Coordinate TMDL implementation plan with Greene County	Annually	n/a	Completed plan with federal grant – cooperation ongoing
Community Facilities	Upgrade water plant capacity to 2 million gallons per day	2006	Unknown	Incomplete – capacity increase less necessary due to loss of industry
Community Facilities	Complete downtown parking plan	2006	n/a	Incomplete – funding required, not allocated
Community Facilities	Continue to provide curbside leaf and limb collection	Annually	As budgeted	Complete – this is an ongoing service by city
Community Facilities	Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	Annually	\$5,000/year	Complete and ongoing
Community Facilities	Expand emergency services personnel, facilities and equipment as required to maintain an adequate level of service	Annually	\$1,500,000	Some equipment purchased; ongoing but incomplete



Category	Description	Year (2004-2008)	Total (\$)	Status of Project or Activity
Community Facilities	Acquire and construct additional parks and recreation facilities and improve equipment to meet demand	Annually	\$650,000	
Community Facilities	Increase the amount of public open space	2006	\$500,000	Active facilities provided by county; city plans to acquire more passive space incomplete due to lack of funding
Land Use	Minimize the negative environmental impact of development on key natural and historic features	Annually	n/a	Complete – implementation is ongoing through enforcement of city codes
Land Use	Coordinate new development with existing and planned community facilities	Annually	n/a	Objective realized to some extent – other projects to be completed will help attain this objective
Land Use	Utilize the future land use map to coordinate new development with the comprehensive plan	Annually	n/a	Complete and ongoing through city planner
Land Use	Address the future land use map every two years to ensure it adequately reflects prevailing development patterns	Bi-Annually	n/a	2008 update of map complete by Regional Development Center
Land Use/ Cultural Resources	Develop a master plan for “Mill Village”	2005	\$20,000	Project is underway with developer – but slowed due to economic conditions
Land Use	Utilize Interstate 20 corridor study to coordinate development along the corridor with adjacent jurisdictions	Annually	n/a	Incomplete – unclear as to status of study

Source: Completed November 10, 2008, by Jerry Weitz & Associates, Inc. following interview of City Manager Larry Postell on October 16, 2008.

**APPENDIX A**  
**RESULTS OF INITIAL QUESTIONNAIRE**  
**CITY OF GREENSBORO, GA (n = 10)**  
**November 10, 2008**

Q-1. List the top three things that YOU LIKE MOST about the City of Greensboro.

	Rank 1	Rank 2	Rank 3	All Ranks
Historic architecture/ preservation/ charm	1	3	3	7
Friendly merchants/ people	2	1	1	4
Small size/ small town atmosphere	2	1	0	3
No traffic/not congested	0	3	0	3
Peace and quiet/ good climate	2	0	0	2
Mayor/ leadership	1	0	1	2
Beautification efforts/cleanliness	0	1	1	2
Downtown/ downtown atmosphere	1	1	0	2
Convenient location	1	0	1	2
Walkability	0	0	1	1
Downtown events	0	0	1	1

Q-2. List the top three things that YOU DO NOT LIKE about the City of Greensboro.

	Rank 1	Rank 2	Rank 3	All Ranks
Building disrepair/ vacancies/ blighted areas	2	1	0	3
Sidewalk disconnectivity/ extent beyond Main Street	0	2	0	2
Non-variety/ lack of retail	0	1	1	2
Illegal parking/not enough parking	1	1	0	2
Bending of rules/absence of regulation	1	0	1	2
Signs	1	0	0	1
Broad Street	1	0	0	1
Heavy trucks	1	0	0	1
Confines of downtown	1	0	0	1
Visual entrances into downtown	1	0	0	1
Poor use of buildings in town	1	0	0	1
Green St. to Mill	0	1	0	1
Lack of things to do	0	1	0	1
Lack of public restroom	0	1	0	1
Not bicycle friendly	0	1	0	1
Lack of enforcement of traffic speeds	0	1	0	1
Veazy Road	0	0	1	1
Lack of restaurants	0	0	1	1
Litter in outlying areas	0	0	1	1
Need for greenspace	0	0	1	1
Vegetation on vacant lots	0	0	1	1
Need for street repaving	0	0	1	1

Q-3. Should the size (square miles) of the Greensboro city limits increase in the long-term?

4 Yes, it should expand/increase a little.

4 None of the above or no opinion.

1 Yes, it should expand/increase a lot.

0 Other (explain):

1 No, the city should not expand/increase in size.

- If we increase in size, then we do away with what makes us unique.

Q-4. There is an adequate supply of housing that is affordable in Greensboro.

0 Strongly Disagree      3 Disagree      3 Neutral/No opinion      2 Agree      2 Strongly Agree

Q-5. I am concerned about the types of housing or the sizes of homes (dwellings) that can possibly be constructed on the vacant lot or lots in my neighborhood.

0 Strongly Disagree      0 Disagree      2 Neutral/No opinion      4 Agree      4 Strongly Agree

If you agree or strongly agree, which of the following best describes your concern(s)?

- |   |  |
|---|--|
| <u>1</u> Larger and/or taller single-family dwellings than exist now in the neighborhood.         | <u>3</u> The architecture/look of the dwellings. |
| <u>2</u> Lot sizes (in acres or square feet) that are smaller than exist now in the neighborhood. | <u>4</u> All of the above.                       |
| <u>3</u> The introduction of other housing types, such as duplexes, townhouses, or apartments.    | <u>1</u> Other (explain):<br>_____               |

Q-6. The overall quality of the environment (water, air, etc.) in Greensboro is excellent.

0 Strongly Disagree      1 Disagree      2 Neutral/No opinion      5 Agree      2 Strongly Agree

Q-7. Current measures to protect trees from land development and cutting are adequate.

0 Strongly Disagree      4 Disagree      4 Neutral/No opinion      1 Agree      0 Strongly Agree

Q-8. Greensboro has done an adequate/satisfactory job of protecting its historic resources.

1 Strongly Disagree      2 Disagree      1 Neutral/No opinion      4 Agree      1 Strongly Agree

Q-9. In the City of Greensboro, there are adequate job/employment opportunities.

1 Strongly Disagree      7 Disagree      2 Neutral/No opinion      0 Agree      0 Strongly Agree

If you disagree or strongly disagree, which of the following are lacking in your opinion?

- |                                  |  |
|----------------------------------|--|
| <u>2</u> Retail.                 | <u>1</u> Services (professional, health, education, etc.). |
| <u>2</u> Industry/manufacturing. | <u>5</u> All of the above.                                 |
| <u>0</u> Government.             | <u>0</u> Other (explain):                                  |

Q-10. In the City of Greensboro, there is a good/adequate mix of different land uses.

0 Strongly Disagree      5 Disagree      0 Neutral/No opinion      4 Agree      1 Strongly Agree

If you disagree or strongly disagree, which of the following are lacking in your opinion?

- |                                     |  |
|-------------------------------------|--|
| <u>4</u> Commercial and/or offices. | <u>2</u> Single-family residential neighborhoods.  |
| <u>3</u> Industry/manufacturing.    | <u>1</u> Multi-family (apartment/townhouse/condo). |
| <u>0</u> Government/institutional.  | <u>1</u> Other (explain): <u>city parks</u>        |

Q-11. There should be areas in the city designated for redevelopment at higher densities and/or greater building heights.

<u>4</u> Strongly Disagree	<u>3</u> Disagree	<u>0</u> Neutral/No opinion	<u>3</u> Agree	<u>0</u> Strongly Agree
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If you agree or strongly agree, where (what locations), and how much more dense or taller do you support?

- I agree with any density anywhere as long as new developments meet up with the vernacular.
- Three story – Four stories (hotels)
- Three stories

Q-12. Overall, I am satisfied with the services and facilities that Greensboro provides.

<u>0</u> Strongly Disagree	<u>0</u> Disagree	<u>1</u> Neutral/No opinion	<u>9</u> Agree	<u>0</u> Strongly Agree
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Q-13. Please rate your satisfaction with the following specific city capital facilities:

<u>0</u> Very Dissatisfied	<u>2</u> Somewhat Dissatisfied	<u>0</u> Neutral/No opinion	<u>7</u> Somewhat Satisfied	<u>0</u> Very Satisfied
		<u>City Roads and Streets</u>		
		<u>Sidewalks</u>		
<u>0</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>0</u>
		<u>Proximity/Access to City Park Facilities</u>		
<u>2</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>2</u>
		<u>City Park Facilities</u>		
<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>
		<u>Sanitary Sewer</u>		
<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>
		<u>Public Water</u>		
<u>0</u>	<u>2</u>	<u>1</u>	<u>4</u>	<u>3</u>
		<u>Drainage/Stormwater Management</u>		
<u>0</u>	<u>2</u>	<u>1</u>	<u>4</u>	<u>3</u>
		<u>Police</u>		
<u>0</u>	<u>1</u>	<u>1</u>	<u>6</u>	<u>2</u>
		<u>Fire Protection</u>		
<u>0</u>	<u>0</u>	<u>2</u>	<u>5</u>	<u>3</u>

Government Offices (City Hall)

Very Dissatisfied	Somewhat Dissatisfied	Neutral/No opinion	Somewhat Satisfied	Very Satisfied
<u>1</u>	<u>0</u>	<u>1</u>	<u>7</u>	<u>1</u>

<u>Downtown and Streetscape Improvements</u>				
<u>1</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>2</u>

Q-14. I believe that one or more geographic areas of the city are not served at all, or inadequately served, by certain existing public facilities and services.

<u>0</u> Strongly Disagree	<u>2</u> Disagree	<u>4</u> Neutral/No opinion	<u>4</u> Agree	<u>0</u> Strongly Agree
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Q-15. Outside historic districts, I see a need for the city to increase its architectural or aesthetic controls on new development.

<u>0</u> Strongly Disagree	<u>1</u> Disagree	<u>1</u> Neutral/No opinion	<u>4</u> Agree	<u>4</u> Strongly Agree
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Q-16. I would characterize overall relationships between Greene County’s government and the City of Greensboro’s government as “excellent.”

<u>0</u> Strongly Disagree	<u>4</u> Disagree	<u>3</u> Neutral/No opinion	<u>2</u> Agree	<u>0</u> Strongly Agree
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Q-17. There are one or more street intersections in the city that I consider dangerous from a safety standpoint.

<u>0</u> Strongly Disagree	<u>1</u> Disagree	<u>0</u> Neutral/No opinion	<u>3</u> Agree	<u>5</u> Strongly Agree
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Q-18. I am aware of one or more places in the city limits where the roads need to be better maintained.

<u>0</u> Strongly Disagree	<u>1</u> Disagree	<u>3</u> Neutral/No opinion	<u>4</u> Agree	<u>1</u> Strongly Agree
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Q-19. Traffic “calming” projects (e. g, physical improvement to slow and limit traffic), need to be considered in one or more places.

<u>0</u> Strongly Disagree	<u>0</u> Disagree	<u>3</u> Neutral/No opinion	<u>3</u> Agree	<u>4</u> Strongly Agree
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If you agree or strongly agree, where (what locations) are traffic calming projects needed?

- Corridors coming into town – add calming! especially Main & Broad

Q-20. If public transit were available within Greensboro and to/from important destinations, I would be likely to use the public transit system.

<u>2</u> Strongly Disagree	<u>3</u> Disagree	<u>2</u> Neutral/No opinion	<u>1</u> Agree	<u>2</u> Strongly Agree
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Q-21. What, in your opinion, should be the three highest priorities for improvements in the city?

	Rank 1	Rank 2	Rank 3	All Ranks
<b>STREETSCAPES, SIDEWALKS AND BIKEWAYS</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>11</b>
Sidewalks and/or bikeways	1	3	0	4
Additional streetscapes/ improve downtown entrances	1	2	0	3
Streetscape Main to Mill Area	1	0	0	1
Streetscape Broad to West	0	1	0	1
Streetscape Broad to Golden Pantry	0	0	1	1
Connect Mill, Cemetery, RR to downtown	1	0	0	1
<b>DOWNTOWN PROJECTS</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>8</b>
Parking (more)	1	1	1	3
Signage/signage for downtown	1	0	1	2
Public park/ public park downtown	0	0	2	2
Public restrooms	0	1	0	1
<b>ROAD-RELATED PRIORITIES GENERALLY</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>7</b>
Intersection improvements/turn signals/stop lights	1	0	1	2
Traffic calming measures	0	1	1	2
Street repaving	1	0	0	1
No big trucks	0	1	0	1
Veazy Road	0	0	1	1
<b>OTHERS</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>3</b>
Water/sewer infrastructure	1	0	0	1
Additional restaurants	1	0	0	1
Historic preservation	0	0	1	1

Q-22. Please submit any additional comments you would like the city to consider in planning for its future.

- The city's charm is here. Some buildings never seem to do anything to keep up their appearances – this takes away from those who do. The look (freshness, clean, neat, facades) should be more uniform. The extension of the downtown is important, through sidewalks and streetscapes and lighting.
- Sidewalks and bike lanes everywhere. Traffic calming into Greensboro in spite of DOT. Parks and walking/hiking/biking along Town Creek to Interstate 20.
- The city needs to unify its image and resources plus market strategy for recruitment of business and industry. The city needs to enhance and unify its recreational and quality of life features. The city desperately needs better signage and graphics and adequate controls and ordinances for it. The city needs to review its building and historical ordinance plus adherence to them.
- If it has not occurred to the city planners, we have public housing very visible on each of the main roads into Greensboro. Even though they have undergone some revamping, they are still unsightly public housing. We need to look into camouflaging these areas.
- We are in great need of parks, walking trails, green space and more attention needs to be paid to the main highway entries of the city, i.e., U.S. Highway 278, Highway 15 South/North, and Main Street. The entries are not becoming at all for the center of the lake community. I would like to see the historic district increased so that the beautiful homes in our community are protected from any major additions or modernizations.
- Intersection of Richland and N. East Street (dangerous intersection); traffic over bridge too fast to avoid collisions.
- Graffiti, N. Main Street, needs to be painted over.
- Broken pavement and holes, N. Main Street below Episcopal Church; city bypass needed.