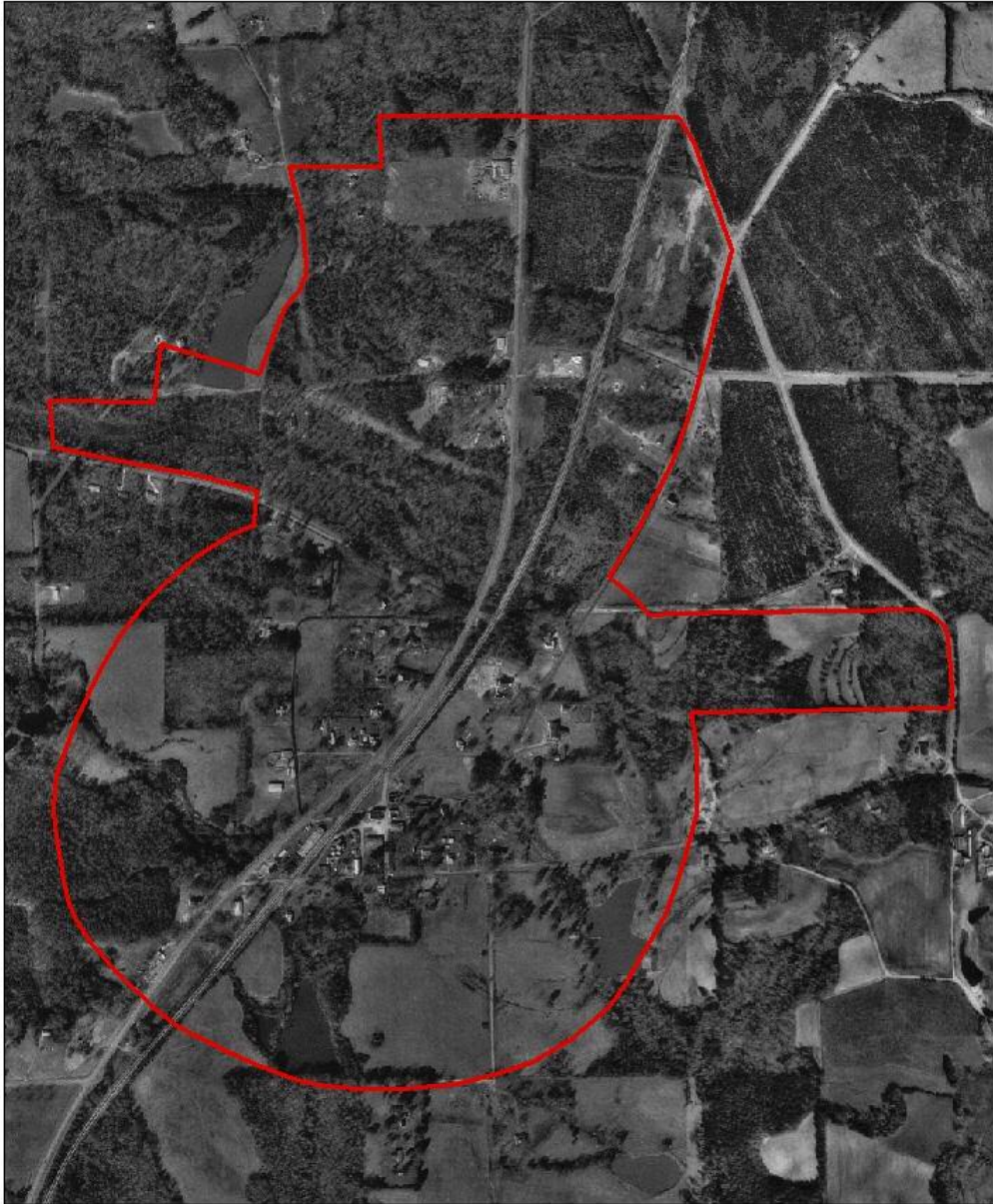


Town of Haralson

2026 Comprehensive Plan



January 30, 2006
Chattahoochee-Flint Regional Development Center
Franklin, GA

TOWN OF HARALSON
COMPREHENSIVE PLAN

Prepared for
TOWN OF HARALSON

Prepared with technical assistance by
CHATTAHOOCHEE-FLINT
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PURPOSE

The purpose of the Town of Haralson Comprehensive Plan is to provide a guide for the future growth and development of the Town. The Plan was developed in cooperation and accordance with the Minimum Planning- Standards and Procedures of the 1989 Georgia Planning Act.

PROCESS

The Town of Haralson Comprehensive Plan is the product of a three (3) month process utilizing a framework as established, by the Planning Act. Through citizen and government official input, a new community vision for Haralson was devised and amalgamated into the town's vision statement. Building on currently defined maps of the town, a future development map with accompanying narrative was compiled using character areas delineated by the town's stakeholders. Finally a short-term work program was developed by assessing the town's goals for future and current projects.

CITIZEN PARTICIPATION

Public participation was an integral part of the Planning process. Public hearings were held in August and September 2005 to inform the local citizens of preparation of the plan, and to include their input in the community vision and Future Development Map.

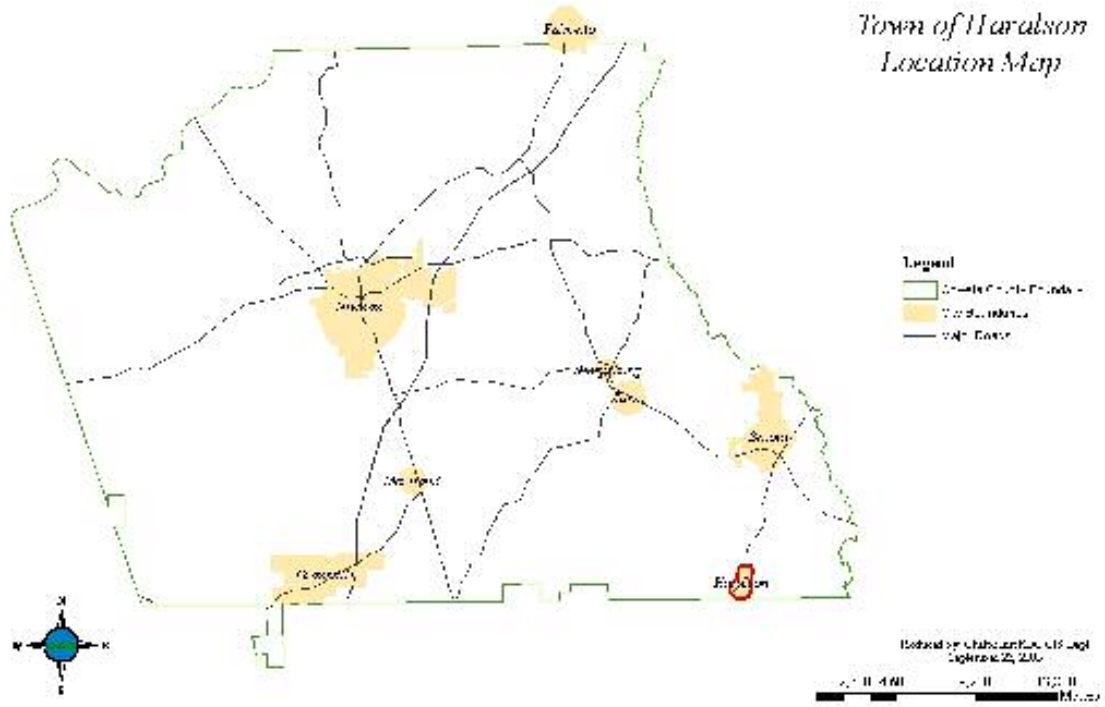
LOCATION

Haralson is located in the southeast quadrant of Coweta County in the west-central part of Georgia, approximately 45 miles southwest of Atlanta. (map 1)

Haralson Vision Statement

Haralson will be a community of intelligent and conservative growth, with participation and collaboration between the citizens, industries and government. Haralson will adhere to its characteristics of being a safe rural community, with a friendly historical small town atmosphere that is conducive to healthy and socially positive, family environments.

*Town of Haralson
Location Map*



Character areas

Historic:



Residential: Low-density development is encouraged in the residential character area to maintain Haralson's rural uncrowned atmosphere.



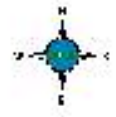
Agricultural: This land is to be engaged primarily in agriculture of varying types and is to be the most rural area of the town.



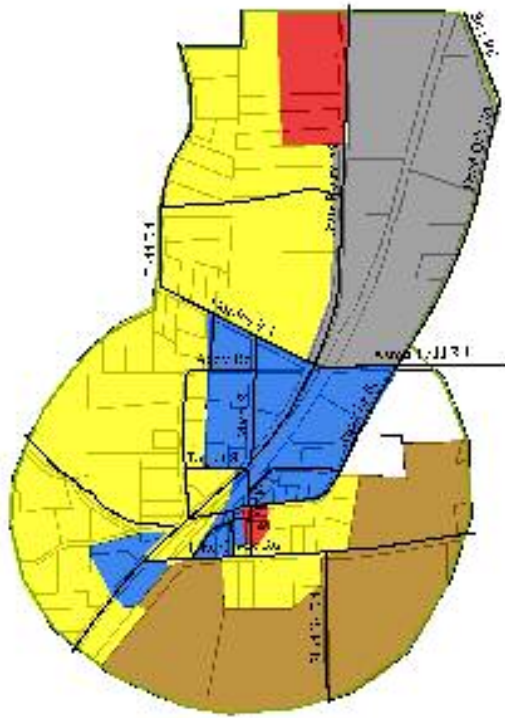
Town of Haralson Character Areas

Legend

- Roads
- ▭ Parcels
- Agriculture
- Commercial
- Historic
- Industrial
- Residential



Produced by Carol Hildner GIS Dept.
September 2, 2009



Haralson's Assets

- New city water system
- Garbage service
- Tennis court recreational area
- Ample greenspace
- Geographically small
- Low-density residential development
- Moderate traffic
- Safe community
- Low commercial development

Major Issues Facing Haralson

- *Lack of growth may cause Haralson to be overtaken by Senoia.*

Ensure through careful zoning and ordinances that Haralson grows at a rate that will both generate an attractive rural community that will adhere to Haralson's community vision and also support a population and infrastructure that will allow it to remain a significant, self sustaining community.

- *The general consensus is for Haralson to remain a small rural community, however Haralson may need to grow to the point that it needs to offer community services such as a Fire and Police department that would require additional tax revenue.*

Develop performance based zoning requirements that ensures new development will support any additional public service requirements needed.

- *Haralson wants to preserve its rural small town character and wishes to discourage too much high-density residential development.*

One way to ensure this is to establish zoning districts with large minimum lot size requirements in order to strictly limit development density in areas where preservation of farmland and rural character are desired

- *Some of Haralson's citizens feel there is already insufficient police protection as Haralson relies on the Coweta County police department for its police services.*

Haralson may explore the utilization of taxes to fund a separate police department.

- *Traffic in Haralson is increasing.*

Utilize funds from grants such as the Transportation Enhancement Program TEP to encourage the usage of alternate methods of transportation through the construction of sidewalks and bike paths.

Development Policies

Economic Development

- We will target reinvestment in declining, existing neighborhoods
- We will encourage the development of downtown as a vibrant center for culture, government, residential and retail diversity with respect to Haralson's historic structures.
- Our community will accommodate new development while enhancing existing local assets.

Natural and Cultural Resources

- We will ensure adequate supplies of quality water through protection of ground and surface water sources.
- The protection and conservation of our community's resources will play an important role in the decision-making process
- We will support enhanced solid waste reduction and recycling initiatives.
- We will incorporate the connection, maintenance and enhancement of greenspace in all new development
- We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological or cultural resources from human encroachment through land development regulations and/or incentives.

Facilities and Services

- Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- We will coordinate public facilities and services with land use planning to promote more compact urban development.
- We will maximize the use of existing facilities and services.
- We will ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.
- We will limit the amount of urban development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure to support areas identified as suitable for development.
- The community will establish regulations that serve as a way for new growth to pay for itself.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will encourage home-ownership.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.

Land Use

- We will promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development as well as the overall community.
- Our community will use land effectively to avoid the costs and problems associated with urban sprawl.

- Recreation and greenspace will become an integral facet of our community's land use.
- We will guide or direct patterns of land development throughout the planning process.
- We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We will avoid leapfrog development across undeveloped areas.
- We will be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will encourage mixed-use development and design standards that are more human-oriented and less auto-oriented.
- We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- We will encourage redevelopment and in-fill over development of new property on the periphery of the urban area.
- Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.

Transportation

- We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.
- We will promote alternative transportation modes and mobility access for all citizens.
- We will encourage walking, biking, or car-pooling or sustainable transportation choices.

Intergovernmental Coordination

- We will share services and information with other public entities within the jurisdiction

**The City of Haralson 2005 - 2007 Short Term Work Program
(Proposed)**

Planning Element	Activity	Begin Year	End Year	Resp. Party	Estimated Cost	Status
Economic Development	Continue to have a representative on the Coweta County Visitor and Convention Bureau.	2005	2008	City	City	need to begin
Community Facilities						
Government	Repairs to Community Building.	1998	2001	City	City/LDF \$30,000	completed
	Update Short Term Work Program.	2005	2005	City/RDC	City/RDC \$0	completed
Transportation	Annual street paving using priority list.	2005	2008	City LARP	DOT/City \$25,000	annually
	Annual repairs and maintenance to sidewalks from priority list.	2006	2009	City	City \$20,000	ongoing
Public Water Systems	Monitor feasibility of public water supply using county system.			City County	City \$15,000	completed
Public Wastewater Systems	Monitor feasibility of public wastewater service if county ever offers service.	2005	2009	City County	City \$15,000	ongoing
Solid Waste Management	Continue to report, recycle, and meet state goal.	2005	2009	City	City \$5,000	ongoing
Natural and Historic Resources	Recruit interested group or individual to nominate Community Building to National Register of Historic Places.	1998	2005	City Hist. Soc.	City/RDC \$0	completed
	Create Historic District	2005	2008	City/RDC	City/RDC \$5000	ongoing
	Include soil capability mapping in zoning ordinance.	2006	2008	City/ RDC/ DCA	City/Grant funds \$5000	ongoing
Land Use Codes and Ordinances	Complete Uniform Land Use Plan with County and Coweta Cities.	2006	2008	City County Cities	City/County RDC \$500	ongoing
	Review subdivision regulations for adequate density controls for siting wells prior to septic tanks.	2005	2006	City RDC	City/RDC/ DCA \$5000	ongoing
	Review and update Zoning Ordinance and Map	2005	2006	City RDC	City/RDC DCA \$4500	ongoing

