

# **Joint County-City Comprehensive Plan 2007-2027**

## **Community Agenda**

**for**

**Haralson County**

**And the cities of**

**Bremen, Buchanan, Tallapoosa, and Waco**

**Final – January 2007**

Prepared by the Coosa Valley Regional Development Center

**For more information on this Plan contact:**

Haralson County Clerk	Joni Holcombe
City of Bremen Planner	Billy Lockwood
Mayor of Buchanan	Jason Jarrell
City of Tallapoosa Planner	Patrick Clarey
City of Waco Clerk	Sherry Morgan

**You can obtain a copy of this plan by contacting:**

**David Kenemer**  
**Senior Planner**  
**Coosa Valley RDC**  
**P.O. Box 1793**  
**Rome, Georgia 30162-1793**  
**(706) –295-6485**  
**[dkenemer@cvrdc.org](mailto:dkenemer@cvrdc.org)**

# Table of Contents

<b>Introduction</b>	<b>1</b>
<b>Vision Statements</b>	
<b>Haralson</b>	<b>4</b>
<b>Bremen</b>	<b>4</b>
<b>Buchanan</b>	<b>4</b>
<b>Tallapoosa</b>	<b>5</b>
<b>Waco</b>	<b>5</b>
<b>Future Development Narrative and Maps</b>	
<b>Haralson</b>	<b>7</b>
<b>Bremen</b>	<b>16</b>
<b>Buchanan</b>	<b>27</b>
<b>Tallapoosa</b>	<b>35</b>
<b>Waco</b>	<b>54</b>
<b>Work Program and Report of Accomplishments</b>	
<b>Haralson</b>	<b>61</b>
<b>Bremen</b>	<b>78</b>
<b>Buchanan</b>	<b>94</b>
<b>Tallapoosa</b>	<b>109</b>
<b>Waco</b>	<b>136</b>
<b>Summary</b>	<b>150</b>
<b>Future Development Maps</b>	<b>154</b>

## **Introduction**

The State of Georgia requires that local governments update their comprehensive plan to maintain Qualified Local Government Status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, local government of Haralson County and its cities and towns worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

## **Stakeholder Identification Process**

The joint comprehensive plan update process allows for stakeholder input and community participation. Stakeholders for Haralson County and its cities and towns were identified through a three-tiered process.

The first tier involved local government officials and staff with whom the Coosa Valley Regional Development Center worked to prepare maps, identify issues and opportunities, and select quality community objectives. Each local government was asked for a list of stakeholders to include in the visioning process.

Identified stakeholders became the second tier. They included but were not limited to members of city councils and county commissions, city and county staff, development authority members, Chambers of Commerce, media, community members, churches and religious organizations, housing authority directors, libraries, civic organizations, county and city planning commissions, civic and garden clubs, E-911 and other emergency personnel, and any other interested parties.

Thirdly, stakeholders representing elderly, disabled, minority and low-income populations were included (United Way, Special Olympics, Workforce Investment Act counselors, Senior Nutrition coordinators, adult education coordinators, Area Agency on Aging coordinators, Family Connection Partnership members). All stakeholders received invitations to the visioning meetings, the short-term work program workshops, and public hearings.

## **Gathering community input through a Visioning Survey**

Local governments and the Coosa Valley Regional Development Center invited the public to share their concerns on growth using a survey developed by Haralson County Chamber of Commerce. The survey was distributed to stakeholders and made available to the public at city halls, county government buildings, public works offices, libraries, planning offices, technical colleges, chambers of commerce, nutrition centers, housing authorities, and on request from the Coosa Valley Regional Development Center. The survey was advertised in local newspapers.

Survey questions included location of home and work, reason for living in the community, what was liked and disliked about the community, overall perception of the community and region, perception of growth and changes, perception of services provided, a ranking of growth management concerns, and perceptions of growth management actions.

Reading level of the survey was at a 9<sup>th</sup> grade Flesch-Kincaide reading level. The survey was reviewed by local government officials prior to its use. RDC staff felt that responses received indicated general trends. Survey results were presented to stakeholders at joint visioning sessions. Respondents throughout the region gave similar answers.

Community assets most liked by residents were “friendly and helpful neighbors,” “scenic views and natural wildlife assets,” “hunting, fishing, and outdoor activities,” and “homes far apart to allow greater privacy.” What residents most disliked was “not enough good jobs,” “not enough local stores and restaurants,” and “not enough theatres and libraries.” Most respondents rated their community as “excellent place to live,” “good,” or “OK.”

Most respondents indicated that their community, already changing, could not avoid development and called for careful land use management. Types of growth management most preferred included “agricultural and forest conservation” and “land use regulations”. Without growth controls, participants indicated “quality of life would decrease”, “natural resources and air quality would be threatened”, and the area “would be covered in subdivisions”.

Respondents indicated the top three positive changes that they would like to see, including “more good jobs,” “protection of rural community character,” and “more local shopping and entertainment.” The negative change they would least like to see was “more conventional subdivisions.”

Forced ranking of top development priorities indicated respondents in all four counties prioritized the “improvement of educational and economic opportunities” with those in three counties prioritizing “preservation of natural resources and the environment.” Overall, responses showed a need to preserve the rural character and quality of life while improving economic development and cultural resources.

### **Update Preparation**

Local governments of Haralson County, and its cities and towns, worked with Coosa Valley Regional Development Center to update their joint local comprehensive plan. The comprehensive plan included the eight planning areas of population growth, economic development, transportation, housing, land use, natural and cultural resources, facilities and services, and intergovernmental coordination. Its outcome was a five-year short-term work program.

Originally a full update was begun including a community assessment and participation plan. Both were submitted to Department of Community Affairs for Haralson and Polk Counties. Part of this initial process was the Quality Community Objectives local assessment prepared by each local government to evaluate development patterns that would improve and protect their quality of life. This assessment helped guide the planning process. As requirements changed, only the Community Agenda portion was needed. This agenda included the future development map, the defining narrative, quality community objectives, the list of issues and opportunities, and the short-term work program.

Accordingly, local governments and the Coosa Valley Regional Development Center prepared future development maps, listed issues and opportunities, identified met or unmet quality community objectives, and appointed stakeholders. The list of issues and opportunities was modified by local governments from that provided by DCA. Future development maps showing character areas were developed from zoning and tax maps, reviewed by local government officials, adapted to show areas of projected growth and areas to be preserved, and reviewed by stakeholders. A community vision survey was to gather community input on present conditions and future development.

A joint city and county community visioning meetings were held. At this meeting, each city or county reviewed the results of the vision survey, narrowed the list of issues for inclusion in the short-term work program, updated the character area maps, developed narratives for each character area, and designed a vision statement. Character areas were emphasized as a way to guide growth in residential, agricultural, commercial, or industrial sections. Descriptions were based on DCA suggestions and adapted to each city or county.

Joint meetings were held to develop the five year short-term work program for the county and its' cities. At this workshop, each city or county reviewed the previous five year short-term work program and developed a report of accomplishments for each work project. Those projects from the previous work program which were underway or postponed were carried over to the new work program. Also included in this new work program were proposed or current SPLOST projects, ongoing water and sewer repairs or upgrades, major equipment purchases, and other projects the city or county planned to complete in the next five years for which grants or loans might be sought. Additionally, those issues and opportunities which stakeholders identified were addressed in the new short-term work program.

Four public hearings were held. The initial hearing held at the beginning of the update covered the comprehensive plan update process and presented the Community Assessment. The second was a Community Vision Workshop where each jurisdiction choose their most important issues by planning category, developed a Vision Statement, and created and defined Character Areas and mapped them. In the third meeting each municipality used their chosen highest priority issues to developed their new Short-Term Work Program and presented their Report of Accomplishment. Finally, the draft Community Agenda was presented and copies of the draft update were available at this hearing.

City and county governments adopted a resolution authorizing the draft of the joint comprehensive plan update to the Coosa Valley Regional Development Center for review and subsequent submittal to DCA.

### **Vision Statements**

#### **Haralson County:**

Haralson County is a community that has thus far retained its rural character.

Our priorities include balancing economic development while retaining our rural character.

Our main goal is to reach a community consensus as to what we want our County to look like in the next twenty to fifty years.

#### **Bremen:**

Bremen is a city with a strong heritage, but is always looking forward towards the future and any changes it may bring. Bremen is confident that it can and will meet head on any challenges it may face, and will solve them with care and concern not only for current residents, but future residents as well.

Our priorities include the orderly and productive creation, implementation and enforcement of any new policies or ordinances that may stem from this comprehensive plan policy.

Our goals include:

Design – Promote building rehabilitation, coordinate public amenities and design issues.

Promotion – Market downtown and the rest of the city through events, image building and cooperative marketing.

Economic development – Enhance the existing business mix through retentions, expansion, and recruitment.

Open space preservation – Formulation ordinances designed to protect and enhance open space.

#### **Buchanan:**

The city of Buchanan, while looking at the future growth in jobs, education and technology, maintains a small town quality of life.

**Tallapoosa:**

Tallapoosa is a quiet, small, historic town on the edge of metro Atlanta.

Our priorities are to have careful, planned growth.

Our goals are balanced residential and business development.

Needs we would like to address include: providing services, educational and recreational facilities, to keep pace with that growth.


**Waco:**


The city of Waco is a quaint, progressive community characterized by stellar leadership which has created a dynamic commercial and residential center.



## **Future Development Narrative**


Using their Existing and Future Land Use Maps along with DCA suggestions each jurisdiction developed and defined Character Areas. The following section defines, details, illustrates, and then maps each Character Area into the Future Development Map.


	Future Development Map Narrative	
	Jurisdiction: Haralson County	
	Character Area: Major Highway/Interstate Corridor	
Description	Quality Community Objectives	Implementation Measures
<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer (at least 50 feet in width).</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, no driveways or inter-parcel roads</li> <li>• Encourage landscaped, raised medians.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders for bike lanes or emergency lanes.</li> <li>• Coordinate land uses w/ transit stops.</li> <li>• Manage access to keep traffic flowing; using directory signs.</li> <li>• Unacceptable uses: new billboards.</li> </ul>	<p><u>Development Patterns</u></p> <p>Transportation alternatives Regional identity</p> <p><u>Resource Conservation</u></p> <p>Open space preservation: Environmental protection</p> <p><u>Social and Economic Development</u></p> <p>Growth Preparedness</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: traffic studies</li> <li>• New or revised local development regulations Example: Restrict billboards</li> <li>• Incentives For example, in return for developers having alternative access roads, other variances could be allowed.</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>
	Land Uses	


	Future Development Map Narrative	
	Jurisdiction: Haralson County	
Character Area: Scenic Corridor		
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation Open space preservation: Environmental protection <u>Social and Economic Development</u> Growth Preparedness	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Incentives Example: Planned developments receive variances for alternative access</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>
Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.  <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> </ul>	Land Uses	
	Limited residential	


	Future Development Map Narrative	
	Jurisdiction: Haralson County	
	Character Area: Gateway Corridor	
	Quality Community Objectives	Implementation Measures
	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Appropriate businesses	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, other streetscape elements</li> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>
Description	Land Uses	
Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.  <u>Development Strategies and Policies</u> Focus on appearance with appropriate signage, landscaping and other beautification measures. <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>	Commercial	




	Future Development Map Narrative	
	Jurisdiction: Haralson County	
Character Area: Greenspace Conservation Area		
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation: Open space preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Educational opportunities	More detailed sub-area planning Example: Specify features to be preserved, highlighted  New or revised local development regulations Example: Minimal development  Incentives Example: Permanent Conservation easements in endangered areas receive higher rental payments  Public Investments Example: Maintenance, marketing as passive use recreation  Infrastructure Improvements Example: Road maintenance, alteration guidelines
Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas. <u>Suggested Development Strategies</u> Maintain natural, rural character by: <ul style="list-style-type: none"> <li>• Not allowing any new development.</li> <li>• Promoting use of conservation easements.</li> <li>• Widen roadways in these areas only when absolutely necessary.</li> <li>• Carefully design the roadway alterations to minimize visual impact.</li> <li>• Promote these areas as passive-use tourism and recreation destinations.</li> </ul>	<u>Land Uses</u>  Recreation  Agribusiness	

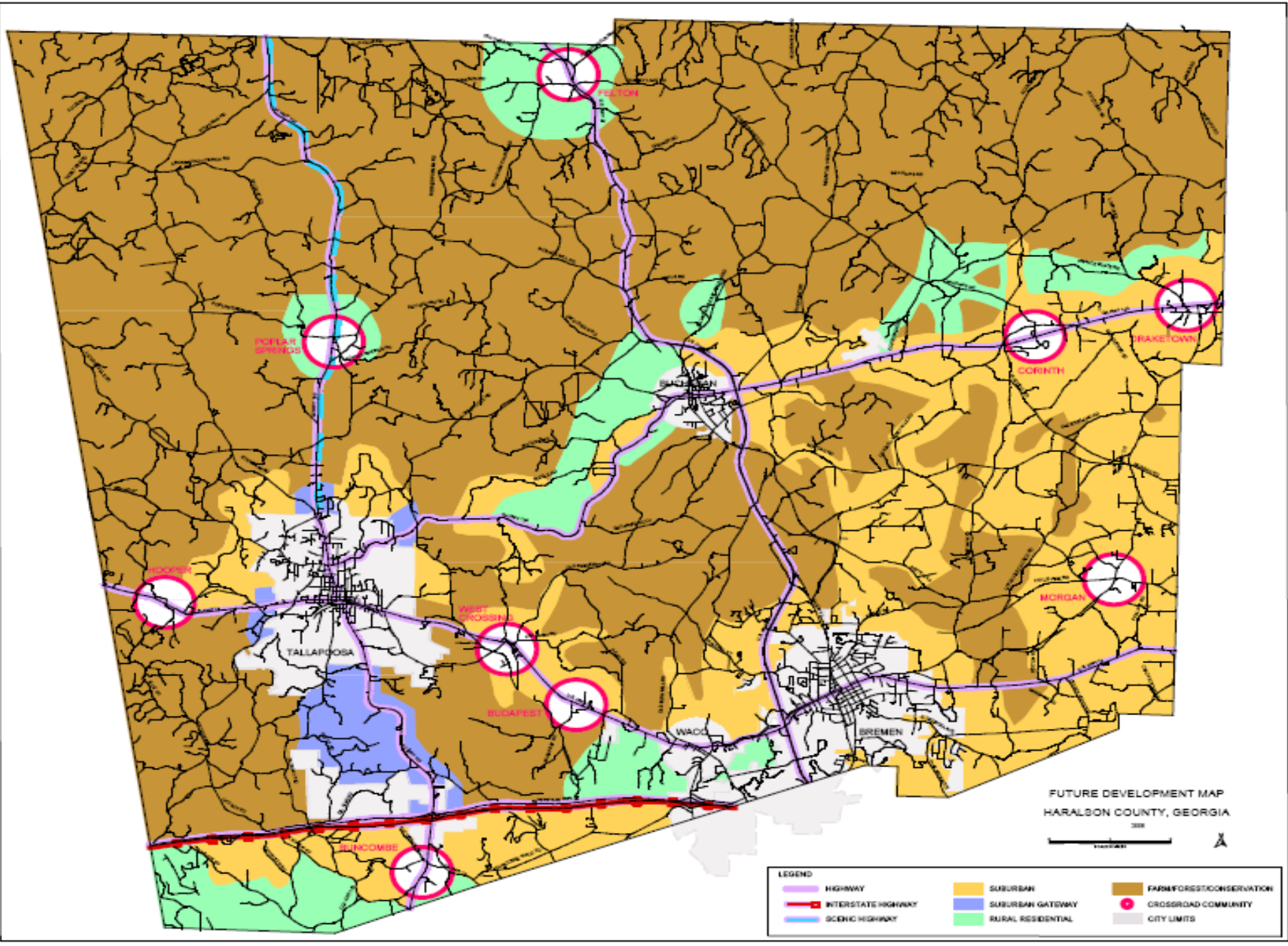
	Future Development Map Narrative	
	Jurisdiction: Haralson County	
	Character Area: Suburban Residential	
Description	Quality Community	Implementation Measures
<p>Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post-WWII.</p> <p>Development Strategies and Policies</p> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation:</li> <li>Open space preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> <li>Appropriate businesses</li> <li>Employment options</li> <li>Housing choices</li> <li>Educational opportunities</li> </ul>	<p>More detailed sub-area planning Example: Traditional Neighborhood Development principles</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Public technology, transit</p>
	<u>Land Uses</u>	<p>Sidewalk trails should be established well separated from all moving traffic.</p>

		Future Development Map Narrative	
		Jurisdiction: Haralson County	
		Character Area: Rural Residential	
Description		Quality Community Objectives	Implementation Measures
<p>Rural, undeveloped land likely to face development pressures for lower density residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.</p> <p><u>Development Strategies and Policies</u>  Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>		<u>Development Patterns</u> Traditional neighborhood Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection <u>Social and Economic Development</u> Growth Preparedness	More detailed sub-area planning Preserve rural features and limit residential development  New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development  Incentives Allow design variances for conservation subdivisions and individual homes
		<u>Land Uses</u>	Public Investments Public parks and greenspace/ trails to connect Residential and small stores  Infrastructure Improvements: Improve water and sewer, extend where practicable
		Cluster Residential Developments and use T.D.R.	

	Future Development Map Narrative	
	Jurisdiction: Haralson County	
	Character Area: Agricultural/ Forest	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Regional identity <u>Resource Conservation</u> Open space preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Restrict development and rural preserve characteristics  New or revised local development regulations: Restrict commercial and residential development  Incentives:  T.D.R.  Public Investments Public land as open space, recreation areas  Infrastructure Improvements Use utility siting to control growth
Lands in open, cultivated state or sparsely settled, woods, farms. Development Strategies and Policies Maintain rural character by: <ul style="list-style-type: none"> <li>• Strictly limiting new development.</li> <li>• Protecting farmland and open space</li> <li>• Promoting use of conservation easements by land owners</li> <li>• Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character.</li> <li>• Widen roadways only when absolutely necessary.</li> <li>• Carefully design the roadway alterations to minimize visual impact</li> <li>• Promote these areas as passive-use tourism, recreation</li> </ul>	<u>Land Uses</u>  Agribusiness	





	Future Development Map Narrative	
	Jurisdiction: Haralson County	
	Character Area: <u>Crossroad Community</u>	
Description	Quality Community Objectives	Implementation Measures
<p>Historic Communities, Unincorporated, at Intersection of Main Thoroughfares</p> <p>Development Strategies and Policies</p> <ul style="list-style-type: none"> <li>• Similar Guidelines as for Residential, Rural Residential</li> </ul> <p>Community Concerns</p>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Sense of place</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> <li>Open space preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> </ul>	<p>More detailed sub-area planning Example: Traditional Neighborhood Development principles, encourage commercial development in nodes</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation, development around intersections</p> <p>Public Investments Example: Beautification projects, signage</p> <p>Infrastructure Improvements Example: Public technology, transit, High speed internet, water and sewer around node</p>
	<u>Land Uses</u>	








Future Development Map Narrative	
Jurisdiction: Bremen	
Character Area: Gateway Corridor	
Quality Community Objectives	Implementation Measures
<u>Development Patterns</u> Infill development Sense of place Transportation alternatives <u>Social and Economic Development</u> Appropriate businesses Employment options Housing choices	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, other streetscape elements</li> </ul> <p>Streetscapes in this area should be continued from Downtown Area</p> <ul style="list-style-type: none"> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>
Land Uses	
Description Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. Development Strategies and Policies Focus on appearance with appropriate signage, landscaping and other beautification measures. <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>	Mix of Office, Commercial, and Housing

	Future Development Map Narrative	
	Jurisdiction: Bremen	
	Character Area: Industrial	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Appropriate businesses Employment options	More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry  New or revised local development regulations: Require percentage of openspace on site
Land used in lower intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.  Development Strategies and Policies Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.	Land Uses	Tree Protection Requirements
	Industrial	Incentives: Tax breaks for incubators and small business for reuse and site cleanup  Public Investments: Install high-speed internet, provide alternative access roads  Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water


	Future Development Map Narrative	
	Jurisdiction: Bremen	
	Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation: Environmental protection Social and Economic Development Housing choices	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis  Incentives Tax incentives or variances
A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards. Development Strategies and Policies <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point.</li> <li>• Strong pedestrian and bicycle connections for residents.</li> </ul>	Land Uses	Public Investments Sidewalks, beautification projects  Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit
	Limited Mix-Housing uses.  Allow small lot Single Family Residential, Duplexes, and Town-homes.	


	Future Development Map Narrative	
	Jurisdiction: Bremen	
	Character Area: Suburban Residential (Developing)	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Infill development Transportation alternatives <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities	More detailed sub-area planning Example: Traditional Neighborhood Development principles  New or revised local development regulations Example: Streetscape requirements  Incentives: For infill, rehabilitation
Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. Development Strategies and Policies <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections             <ul style="list-style-type: none"> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul> </li> </ul>	Land Uses	Public Investments Example: Beautification projects  Infrastructure Improvements Example: Public technology, transit
	Low-density single family residential with continuation of existing housing types.	


	Future Development Map Narrative	
	Jurisdiction: Bremen	
	Character Area: Rural Residential	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection <u>Social and Economic Development</u> Housing choices	More detailed sub-area planning Preserve rural features and limit residential development  New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development
Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation. <u>Development Strategies and Policies</u> Maintain rural atmosphere with new residential development by: <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	Land Uses	Incentives Allow design variances for conservation subdivisions and individual homes  Public Investments Public parks and greenspace/ trails to connect Residential and small stores  Infrastructure Improvements: Improve water and sewer, extend where practicable
	Low Density Residential.	


		Future Development Map Narrative	
		Jurisdiction: Bremen	
		Character Area: Suburban Residential (Built Out)	
Description		Quality Community Objectives	Implementation Measures
<p>Area where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear</p> <p><u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> <li>• Foster retrofitting of these areas to better conform with traditional neighborhood development (TND) principles.</li> <li>• This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.</li> <li>• Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.</li> <li>• Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.</li> </ul>		<u>Development Patterns</u> Infill development Transportation alternatives <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities	More detailed sub-area planning  New or revised local development regulations Example: Streetscape requirements  Incentives: For infill, rehabilitation  Public Investments Example: Beautification projects
		Land Uses	
		Residential	Infrastructure Improvements Example: Public technology, transit



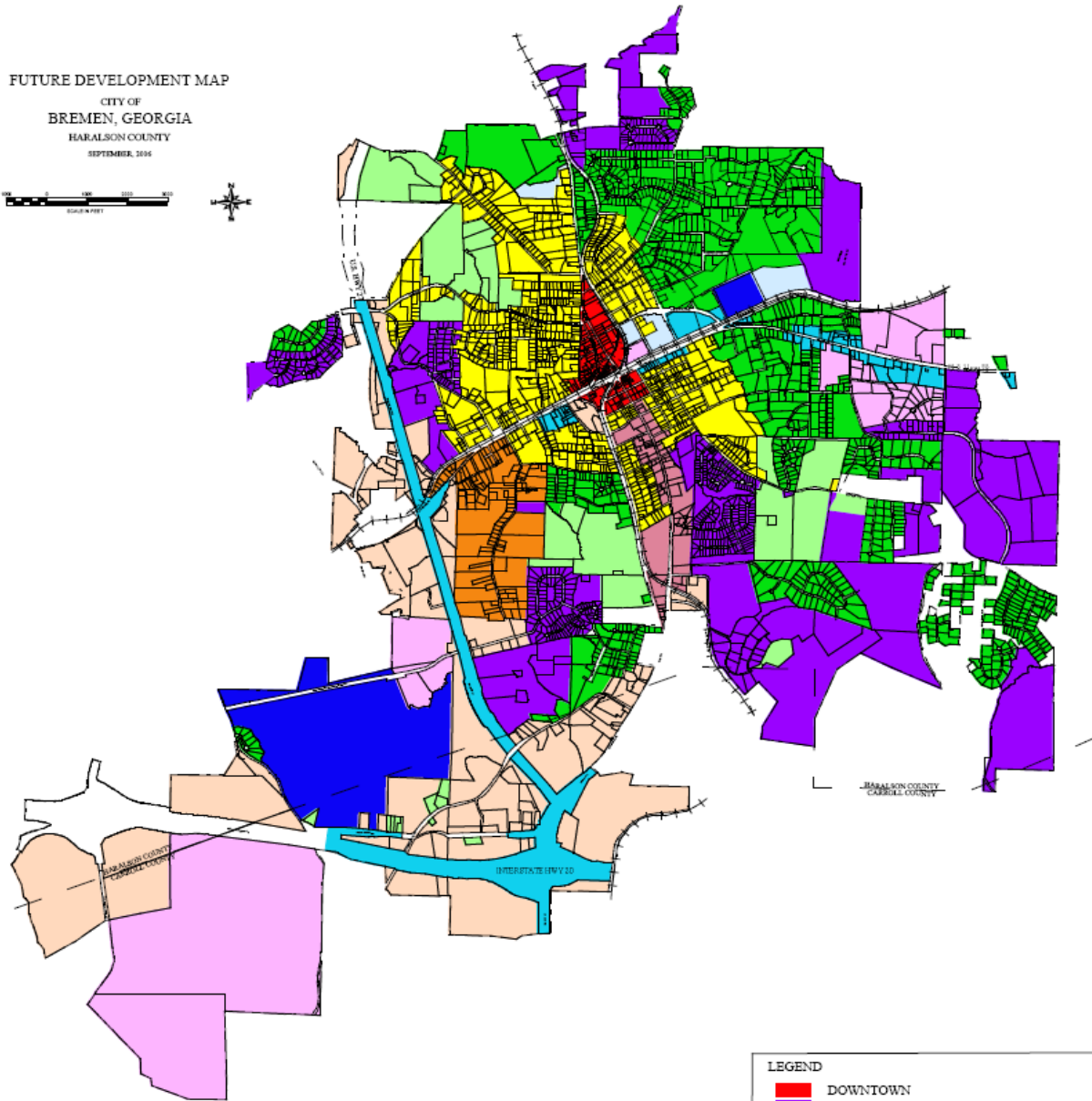
Future Development Map Narrative	
Jurisdiction: Bremen	
Character Area: In-town Corridor	
Quality Community Objectives	Implementation Measures
 <p style="text-align: center;"><b>Description</b></p> <p>Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed.</p> <p><u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> <li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas.</li> <li>• In the longer term, enact design guidelines for new development, including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop.</li> <li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion.</li> <li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians). <ul style="list-style-type: none"> <li>• Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.</li> </ul> </li> </ul>	<p style="text-align: center;"><u>Development Patterns</u> Infill development</p> <p style="text-align: center;"><u>Social and Economic Development</u> Appropriate businesses</p> <p style="text-align: center;"><u>Land Uses</u></p> <p>Office, Commercial and Mixed Use.</p> <p>More detailed sub-area planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Public technology, transit</p>

Future Development Map Narrative	
Jurisdiction: Bremen	
Character Area: Traditional Neighborhood (Declining/Redevelopment)	
Quality Community Objectives	Implementation Measures
	
Description	
<p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home ownership and neglect of property.</p> <p><u>Suggested Development Plan:</u> Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrading.</p> <p>Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.</p> <ul style="list-style-type: none"> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and establishments serving neighborhood.</li> </ul>	<p><u>Development Patterns</u> Infill development Transportation alternatives</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities</p>
	<p>More detailed sub-area planning</p> <p>New or revised local development regulations</p> <p>Incentives:</p> <p>Public Investments</p> <p>Infrastructure Improvements</p>
	<u>Land Uses</u>
	Mixed Use Housing

Future Development Map Narrative	
Jurisdiction: Bremen	
Character Area: Regional Activity Center/ Recreation	
Quality Community Objectives (Check those that fit)	Implementation Measures
 <p style="text-align: center;"><b>Description</b>  Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degree of access by vehicular traffic, and high transit.  <u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> <li>• Road edges should be clearly defined by locating buildings at roadside with parking in the rear.</li> <li>• Provide bike lanes or wide curb lanes to encourage bicycling.</li> <li>• Include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, and condominiums, including affordable and workforce housing.</li> <li>• Design should be very pedestrian oriented, with strong, walkable connections between different uses.</li> <li>• Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning</li> <li>• New or revised local development regulations</li> <li>• Incentives</li> <li>• Public Investments</li> <li>• Infrastructure Improvements</li> </ul>
<p><u>Development Patterns</u>  Sense of place  <u>Resource Conservation</u>  Open space preservation:</p> <p style="text-align: center;"><u>Land Uses</u></p> <p>Recreation facilities</p>	

Future Development Map Narrative	
Jurisdiction: Bremen	
Character Area: Downtown/Town Center	
Quality Community Objectives	Implementation Measures
 <p style="text-align: center;"><b>Description</b></p> <p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space</p> <p><b>Development Strategies and Policies</b></p> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment</li> <li>• Higher density mixed income housing options next to the center</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<p><u>Development Patterns</u>            Infill development            Sense of place            Transportation alternatives</p> <p><u>Resource Conservation</u>            Heritage preservation            Social and Economic Development            Appropriate businesses            Employment options            Housing choices</p> <p style="text-align: center;"><u>Land Uses</u></p> <p>Commercial</p> <p>Government facilities</p> <p>More detailed sub-area planning            Create vision for mixed use areas</p> <p>New or revised local development regulations:            Design guidelines, infill use restrictions</p> <p>Potential Sign Restrictions            Historic Preservation Ordinance</p> <p>Incentives:            Tax incentives for downtown mixed use infill</p> <p>Public Investments:            Ask that public spaces/ plazas be included in new developments</p> <p>Infrastructure Improvements            Create wifi hotspots, improve water and sewer, public transit</p>

FUTURE DEVELOPMENT MAP  
 CITY OF  
 BREMEN, GEORGIA  
 HARALSON COUNTY  
 SEPTEMBER, 2006





**LEGEND**


<span style="color: red;">■</span>	DOWNTOWN
<span style="color: purple;">■</span>	SUBURBAN DEVELOPING
<span style="color: green;">■</span>	SUBURBAN BUILT-OUT
<span style="color: orange;">■</span>	TND - REDEVELOPMENT AREA
<span style="color: cyan;">■</span>	IN-TOWN CORRIDOR
<span style="color: pink;">■</span>	LIGHT INDUSTRIAL
<span style="color: lightgreen;">■</span>	RURAL RESIDENTIAL
<span style="color: blue;">■</span>	REGIONAL ACTIVITY CENTER
<span style="color: brown;">■</span>	GATEWAY CORRIDOR
<span style="color: yellow;">■</span>	TRADITIONAL STABLE NEIGHBORHOOD
<span style="color: tan;">■</span>	COMMERCIAL
<span style="color: lightblue;">■</span>	PUBLIC/INSTITUTIONAL

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER  
 THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH  
 MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.


SOURCE: CITY OF BREMEN STAFF, NOVEMBER, 2005.


	Future Development Map Narrative	
	Jurisdiction: Buchanan	
Character Area: Linear Greenspace, Parks, Recreation		
	Quality Community Objectives	Implementation Measures
<p align="center"><b>Description</b></p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>	<p><u>Development Patterns</u></p> <p>Sense of place Regional identity</p> <p><u>Resource Conservation</u></p> <p>Heritage preservation: Open space preservation: Environmental protection</p> <p>Social and Economic Development Growth Preparedness</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Example: Highlight areas with historical significance</p> <p>New or revised local development regulations Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives Land in conservation easements would provide rental payment</p>
	<p align="center"><u>Land Uses</u></p> <p>Recreation</p>	<p>Public Investments Example: park maintenance, patrols</p> <p>Infrastructure Improvements Example: Renovating park equipment</p>


	Future Development Map Narrative	
	Jurisdiction: Buchanan	
	Character Area: School, Government, Institutional	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Infill development Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation Environmental protection Social and Economic Development Growth Preparedness Employment options Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs  New or revised local development regulations: Infill and reuse guidelines  Incentives  Public Investments: Connect to parks, trails for walkability, open to public  Infrastructure Improvements Maintain and patrol
Municipal Buildings, Schools, Libraries, Cemeteries  <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Design, Maintenance Guidelines</li> <li>• Access for Bike, Pedestrian, Transit</li> </ul> Link to Open Spaces Where Possible	<u>Land Uses</u>  Institutional	


	Future Development Map Narrative	
	Jurisdiction: Buchanan	
	Character Area: Industrial	
	Quality Community Objectives	Implementation Measures
Description	<p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><u>Development Strategies and Policies</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p><u>Development Patterns</u> Infill development Transportation alternatives Regional identity</p> <p><u>Resource Conservation</u> Open space preservation: Environmental protection</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options</p> <p><u>Governmental Relations</u> Local self-determination Regional cooperation</p>
	<u>Land Uses</u>	
	Industrial	<p>More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations: Require percentage of openspace on site</p> <p>Incentives: Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments: Install high-speed internet, provide alternative access roads</p> <p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water</p>

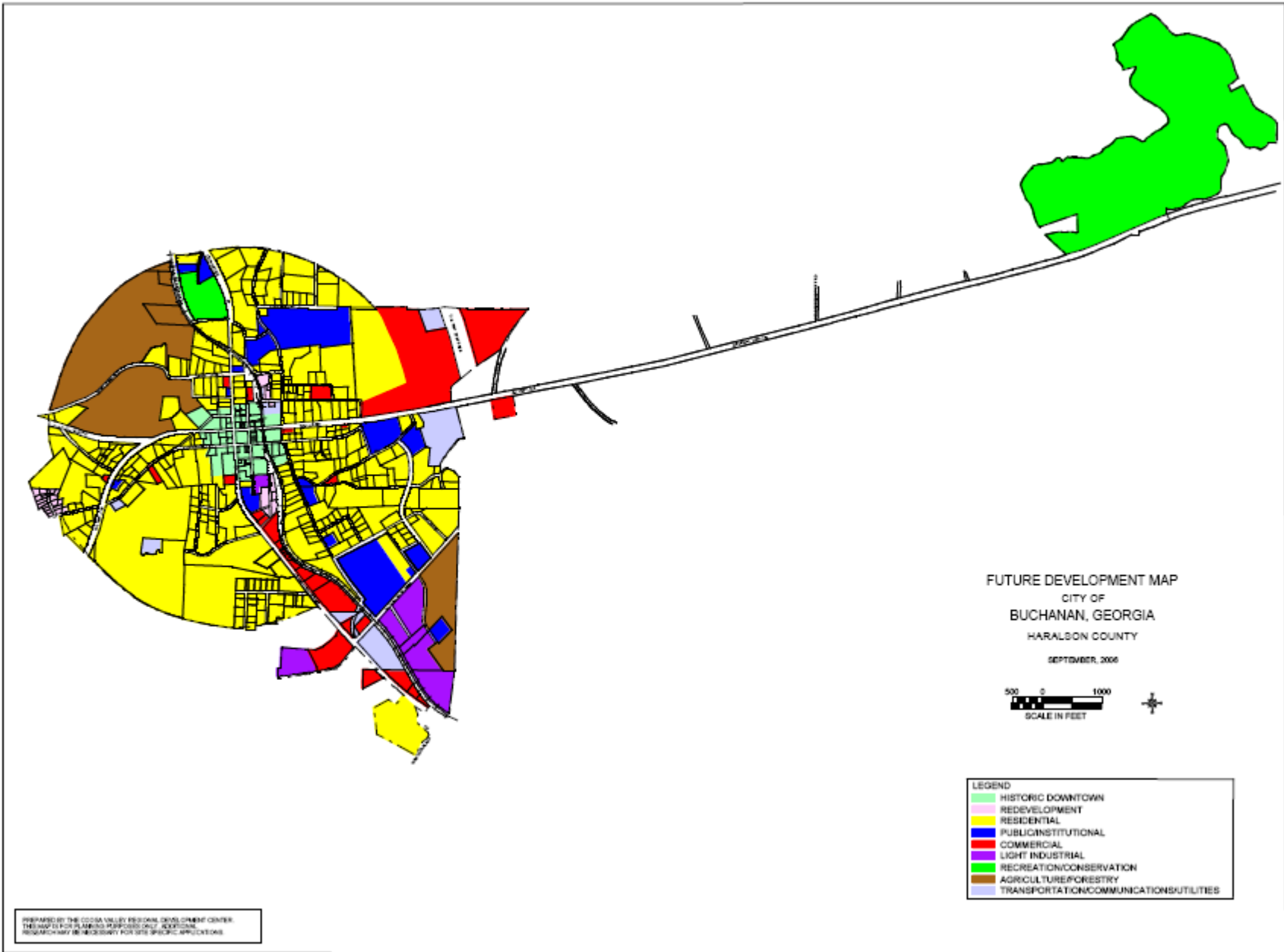



	Future Development Map Narrative	
	Jurisdiction: Buchanan	
	Character Area: Residential	
	Quality Community Objectives	Implementation Measures
<b>Description</b>	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place <u>Resource Conservation</u> Heritage preservation Open space preservation Social and Economic Development Growth Preparedness Housing choices <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis  Incentives Tax incentives or variances
Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	<u>Land Uses</u>  Residential  Limited Commercial	Public Investments Sidewalks, beautification projects  Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit

Future Development Map Narrative	
Jurisdiction: Buchanan	
Character Area: Historic Downtown/Town Center	
Quality Community Objectives	Implementation Measures
 <p style="text-align: center;"><b>Description</b></p> <p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space</p> <p>Development Strategies and Policies</p> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment</li> <li>• Higher density mixed income housing options next to the center</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<p><u>Development Patterns</u>            Traditional neighborhood            Sense of place            Regional identity</p> <p><u>Resource Conservation</u>            Heritage preservation            Social and Economic Development            Growth Preparedness            Appropriate businesses            Employment options</p> <p><u>Governmental Relations</u>            Local self-determination            Regional cooperation</p> <p style="text-align: center;"><u>Land Uses</u></p> <p>Commercial</p> <p>Government facilities</p>
	<p>More detailed sub-area planning            Create vision for mixed use areas</p> <p>New or revised local development regulations:            Design guidelines, infill use restrictions</p> <p>Incentives:            Tax incentives for downtown mixed use infill</p> <p>Public Investments:            Ask that public spaces/ plazas be included in new developments</p> <p>Infrastructure Improvements            Create wifi hotspots, improve water and sewer, public transit</p>

 <p><a href="http://www.sptimes.com">http://www.sptimes.com</a></p>	Future Development Map Narrative	
	Jurisdiction: Buchanan	
	Character Area: Traditional Neighborhood (Declining) Redevelopment	
	Quality Community Objectives	Implementation Measures
<p style="text-align: center;"><u>Description</u></p> <p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home - ownership and neglect.</p> <p><u>Suggested Development Plan:</u> Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable.</p> <ul style="list-style-type: none"> <li>• Vacant properties in the neighborhood offer an opportunity for infill development.</li> <li>• The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> </ul>	<p><u>Development Patterns</u> Traditional neighborhood Infill development</p> <p><u>Resource Conservation</u> Heritage preservation:</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices</p> <p><u>Governmental Relations</u> Local self-determination</p>	<p>More detailed sub-area planning</p> <p>New or revised local development regulations</p> <p>Incentives:</p> <p>Public Investments</p> <p>Infrastructure Improvements</p>
	<p><u>Land Uses</u></p> <p>Redevelopment</p>	


	Future Development Map Narrative	
	Jurisdiction: Buchanan	
Character Area: Historic District		
	Quality Community Objectives	Implementation Measures
<b>Description</b>	<u>Development Patterns</u> Traditional neighborhood Sense of place <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Growth Preparedness Housing choices <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning Example: Heritage-based planning  New or revised local development regulations Example: Streetscape requirements  Incentives: Variances granted for infill, preservation/ Free wifi access  Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission  Infrastructure Improvements Example: Public technology, transit
Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary Development Strategies and Policies Protect historic properties from demolition, encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs. • Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior's Standards for Rehabilitation). • New development should fit historic scale and architectural design • Pedestrian access and open space should be provided • Linkages to regional greenspace/ trail system	<u>Land Uses</u>	
	Commercial	
	Residential	




	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Major Highway Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<u>Social and Economic Development</u> Appropriate businesses Employment options	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: traffic studies</li> <li>- Demographic studies.</li>   <li>• New or revised local development regulations</li> <li>- UDO.</li>   <li>• Incentives</li> </ul> <p>For example, in return for developers having alternative access roads, other variances could be allowed.</p> <ul style="list-style-type: none"> <li>- Retail recruitment package.</li>   <li>• Public Investments</li> </ul> <p>Example: Beautification projects</p> <ul style="list-style-type: none"> <li>- TE grants, landscaping</li>   <li>• Infrastructure Improvements</li> </ul> <ul style="list-style-type: none"> <li>- Redesign GA 100/I-20 overpass.</li> <li>- Design “commercial ready”, 4 lane section of GA 100, from Gold Creek to McAdams.</li> </ul>	
Description	Land Uses	
Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer.</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads</li> <li>• Encourage landscaped, raised medians.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders for bike lanes or emergency lanes.</li> <li>• Coordinate land uses, bike/pedestrian facilities w/ transit stops.</li> <li>• Manage access to keep traffic flowing; using directory signs.</li> <li>• Unacceptable uses: new billboards.</li> </ul>	C-I, M-2	





Future Development Map Narrative	
Jurisdiction: Tallapoosa	
Character Area: Gateway Corridor	
Quality Community Objectives	Implementation Measures
<u>Development Patterns</u> Sense of place Transportation alternatives Regional identity <u>Governmental Relations</u> Local self-determination	<ul style="list-style-type: none"> <li>• More detailed sub-area planning</li> <li>• New or revised local development regulations</li> <li>- Adopt UDO.</li> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public Investments Example: Beautification projects</li> <li>-GDOT State HWY improvements.</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>
Land Uses	
<p style="text-align: center;">Description</p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p><u>Development Strategies and Policies</u> Focus on appearance with appropriate landscaping and other beautification measures.</p> <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> </ul> <p>- Adopt UDO, one section would state minimum design standards for "Gateway Corridor":</p> <ul style="list-style-type: none"> <li>= Center turn lane/grassed median</li> <li>= Bike lanes</li> <li>= Sidewalks where appropriate.</li> <li>= Deceleration lanes at all intersections.</li> <li>= Every intersection illuminated.</li> </ul>	<p>Large variety. C, R, M</p>


	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Greenspace Conservation Area	
	Quality Community Objectives	Implementation Measures
Description	<u>Resource Conservation</u> Open space preservation Environmental protection	Incentives Example: Conservation easements in endangered areas receive higher rental payments  TDR Program
Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads</li> <li>• Promoting conservation easements.</li> <li>• Carefully design the roadway alterations to minimize visual impact.</li> <li>• Promote this areas as passive-use tourism.</li> <li>• Provide economic incentive, need to research Transferable Development Rights (TDR')</li> </ul>	Land Uses	
	Agriculture Pasture (AP) Agriculture Timber (AT) PUD PMURD PESS	





	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
Character Area: Historic District		
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Heritage preservation Social and Economic Development Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning Example: Heritage-based planning  New or revised local development regulations Example: Streetscape requirements  Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission
	Land Uses	
	CH	Infrastructure Improvements Example: Public technology, transit
Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary Development Strategies and Policies Protect historic properties from demolition & encourage rehabilitation. <ul style="list-style-type: none"> <li>• Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior's Standards for Rehabilitation).</li> <li>• New development should fit historic scale and architectural design</li> <li>• Pedestrian access and open space should be provided</li> <li>• Linkages to regional greenspace/ trail system</li> </ul> - Support the Tallapoosa DDA & BHT. - Continue to support the façade grant program. - Pursue National Register Designation.		


	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: School, Government, Institutional	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs  New or revised local development regulations:
Municipal Buildings, Schools, Libraries, Cemeteries  <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Design, Maintenance Guidelines</li> <li>• Access for Bike, Pedestrian, Transit</li> </ul> Link to Open Spaces Where Possible  - City needs new police & fire departments. - City hall is close to capacity. - City does not have an independent school district. - City library has met capacity and needs expansion, plus renovation. - City is pursuing the creation of a Civic Center.	Land Uses	Public Investments: Connect to parks, trails for walkability, open to public  Infrastructure Improvements Maintain and patrol
	GS, schools. GA	

	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Industrial (Light & Heavy)	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry  New or revised local development regulations:  Incentives: Tax breaks for incubators and small business for reuse and site cleanup  Public Investments: Install high-speed internet, provide alternative access roads  Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water
Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.  <u>Development Strategies and Policies</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.  - Pursue the adoption of a UDO. This would help mitigate most of the negative impacts of industrial development.	Land Uses	
	M-1, M-2	

	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential		
	Quality Community Objectives	Implementation Measures
<b>Description</b>	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place Regional identity <u>Resource Conservation</u> Heritage preservation <u>Social and Economic Development</u> Housing choices <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis  Incentives Tax incentives or variances
A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards. Development Strategies and Policies <ul style="list-style-type: none"> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> <li>• Recreation facility for each planning district. Includes walking trails, basketball, softball, &amp; soccer</li> <li>• Create “Historically Accurate Traditional Infill Residential District”.</li> </ul>	<u>Land Uses</u> RH1 RH2 RH 25 R-50 to R3000	Public Investments Sidewalks, beautification projects  Bike Paths  Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit  Widen roads, add curb & gutter

		Future Development Map Narrative	
		Jurisdiction: Tallapoosa	
		Character Area: Agricultural/ Forest	
		Quality Community Objectives	Implementation Measures
		<u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection	New or revised local development regulations: Restrict commercial and residential development  Incentives:  Public Investments Public land as open space, recreation areas  Infrastructure Improvements Use utility siting to control growth  TDR's
<u>Description</u>		<u>Land Uses</u>	
Lands in open, cultivated state or sparsely settled, woods, farms. Development Strategies and Policies Maintain rural character by: <ul style="list-style-type: none"> <li>• Protecting farmland and open space</li> <li>• Promoting use of conservation easements by land owners</li> <li>• Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character.</li> <li>• Promote these areas as passive-use tourism, recreation</li> <li>• Need to Investigate TDR's</li> </ul>		Agriculture Crop (AC) AP AT	

	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Neighborhood Center	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Heritage preservation: Open space preservation: Environmental protection	New or revised local development regulations <ul style="list-style-type: none"> <li>• Restriction on operating hours &amp; light &amp; noise.</li> </ul> Infrastructure Improvements <ul style="list-style-type: none"> <li>• Sidewalks</li> <li>• Streetshapes</li> </ul>
A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, public open space. <u>Suggested Development plan:</u> <ul style="list-style-type: none"> <li>• Each Neighborhood Center should include a mix of retail, services, and offices to serve neighborhood residents day-to-day needs.</li> <li>• Residential development should reinforce the center through locating higher density housing options adjacent to the center.</li> <li>• Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses.</li> <li>• Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to the greenspace and trail networks.</li> <li>• Enhance the pedestrian-friendly environment, by adding sidewalks and other pedestrian-friendly trail/bike routes.</li> </ul>	<u>Social and Economic Development</u> Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination	
	<u>Land Uses</u>	
	CN Commercial Neighborhood	


Future Development Map Narrative	
Jurisdiction: Tallapoosa	
Character Area: In-town Corridor	
Quality Community Objectives	Implementation Measures
	
Description	
<p>Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth.</p> <ul style="list-style-type: none"> <li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas.</li> <li>• In the longer term, enact design guidelines for new development..</li> <li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion.</li> <li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).</li> <li>• Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.</li> </ul>	<p><u>Development Patterns</u> Sense of place Transportation alternatives Regional identity <u>Social and Economic Development</u> Employment options</p>
	<p><u>Land Uses</u></p> <p>C-1 CH</p>
	<p>More detailed sub-area planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <ul style="list-style-type: none"> <li>- Streetscape, extend from CBD to High Street &amp; Arbacoochee Road (at least Lipham Street).</li> </ul> <p>Infrastructure Improvements Example: Public technology, transit</p> <ul style="list-style-type: none"> <li>- Bike lanes, sidewalks, curb &amp; gutter, center turn lanes.</li> </ul>

Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: REGIONAL ACTIVITY CENTER: COMMERCIAL & MIXED USE	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place Regional identity <u>Resource Conservation</u> Open space preservation <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices <u>Governmental Relations</u> Local self-determination Regional cooperation  <u>Land Uses</u>  PUD C-I PMURD	More detailed sub-area planning  - Need a marketing plan & UDO  New or revised local development regulations  - Need to adopt UDO.  Incentives  - TBD. Need to be adequate to attract high quality operation  Public Investments  - Need revenue resources: MOST & FOSTER
Large scale development, capable of having regional impact & appeal.  <u>Suggested Development plan:</u> - Needs to have recruiting team in place. - World Children's Center, Exit 5, West GA Golf.		



Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: FUTURE RESIDENTIAL	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation <u>Social and Economic Development</u> Growth Preparedness Housing choices <u>Governmental Relations</u> Local self-determination	New or revised local development regulations  - USO  Infrastructure Improvements  - Access roads may need to be upgraded
	Land Uses	
-Variety of acreage, from .5 up to 400, currently undeveloped. Much of the land has good to adequate topography. - If a parcel is over 100 acres, could be planned unit, which would allow high density as a trade off for open space conservation. - If over 200 acres, could be a PESS (elementary school).	R (single family) PUD, PMURD, PESS	

Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: RECREATIONAL/ATHLETIC	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation	Public Investments  - Large-scale investment to properly construct facility.  Infrastructure Improvements  - Roads, drainage. - Specific needs per ball field. - Gymnasium/ recreation complex (indoor basketball, swimming, lockers)
- As displayed, large scale city-wide facility, capable of appealing to a broader base than simply city residents (such as hosting baseball/softball tournaments). Currently, City has 3 facilities: = Tally Mt. Golf Course. = Rayford Roberts Athletic Park. = Helton Howland Park: The Picnic Spot.	Land Uses	
	GO/ GA (Government Operations/ administration)	

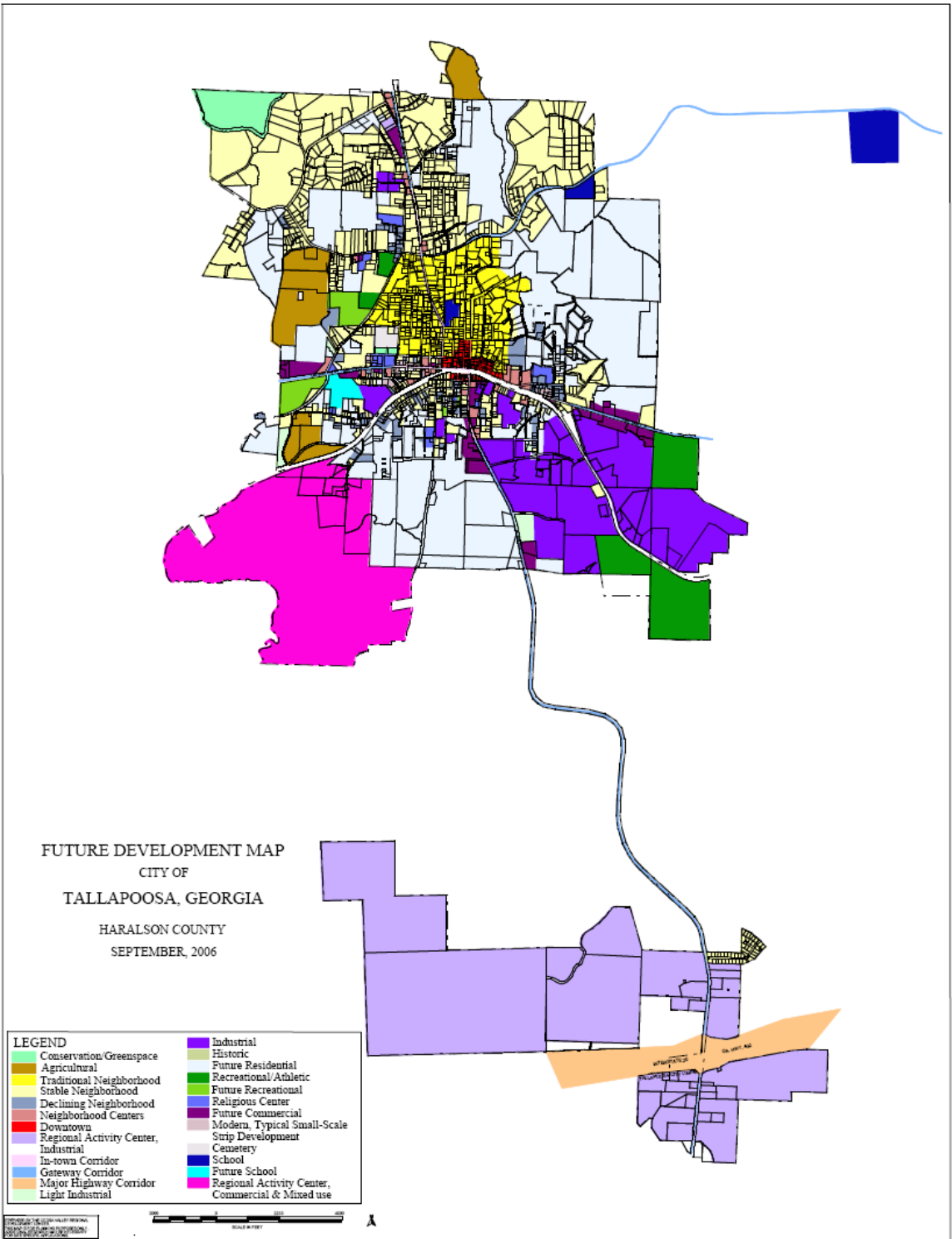
	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Regional Activity Center/ Recreation - Future	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation <u>Governmental Relations</u> Local self-determination Regional cooperation	Public Investments  - Feasibility study on construction of new city-wide facility.  Infrastructure Improvements  - Facility would be comprehensive, baseball, soccer, tennis, swimming.
<ul style="list-style-type: none"> <li>• Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, bicycle parking at retail and office destinations and in multi-family dwellings.</li> <li>• Design should be very pedestrian oriented, with strong, walkable connections between different uses.</li> <li>• Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.</li> </ul> <p>- The City golf course is a key economic engine, if marketed correctly.</p> <p>- Goal is to have a neighborhood facility in each of the 6 planning districts. A) Picnic/family reunion pavilion; B) Walking trails; C) Playground facility/equipment; D) Softball/baseball with a football/soccer field outfield; E) Basketball court.</p>	<u>Land Uses</u>  GO	

Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: RELIGIOUS CENTER	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Sense of place <u>Social and Economic Development</u> Educational opportunities	
Any type of religious center which requires off street parking.	Land Uses	
	R, P, C	

Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: FUTURE COMMERCIAL	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination	Public Investments  - State highways need upgrades so they are "commercial ready".
Land located on key corners or adjacent to existing commercial centers. - Land generally vacant which, due to our small population, has not yet been utilized as retail, but over the next 10 to 15 years will be needed as commercial.	Land Uses	
	C-1, CN	

Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: MODERN, TYPICAL STRIP MALL	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination	Public Investments  - Many state highways not designed for smooth traffic flow in commercial areas
- Areas outside of the historic downtown that have developed as commercial, either along US 78 or on GA 100, generally near intersections. - In Tallapoosa, these are on a small scale.	Land Uses	
	C-1, CN	


Picture Not Available	Future Development Map Narrative	
	Jurisdiction: Tallapoosa	
	Character Area: Cemetery	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Sense of place <u>Resource Conservation</u> Open space preservation: <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination	Public Investments  - Need to implement landscape plan. Infrastructure improvements: - Cemetery needs a fence on the property line with the city street right of way.
City-wide cemetery with ability to grow in the future.	<u>Land Uses</u>  GO, GA Government operations/ Administration	








Future Development Map Narrative	
Jurisdiction: Waco	
Character Area: Gateway Corridor	
Quality Community Objectives	Implementation Measures
<u>Development Patterns</u> Sense of place Regional identity <u>Social and Economic Development</u> Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, other streetscape elements</li> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>
Land Uses	
Residential and Commercial,	
Description	
Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. <u>Development Strategies and Policies</u> Focus on appearance with appropriate signage, landscaping and other beautification measures. <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>	




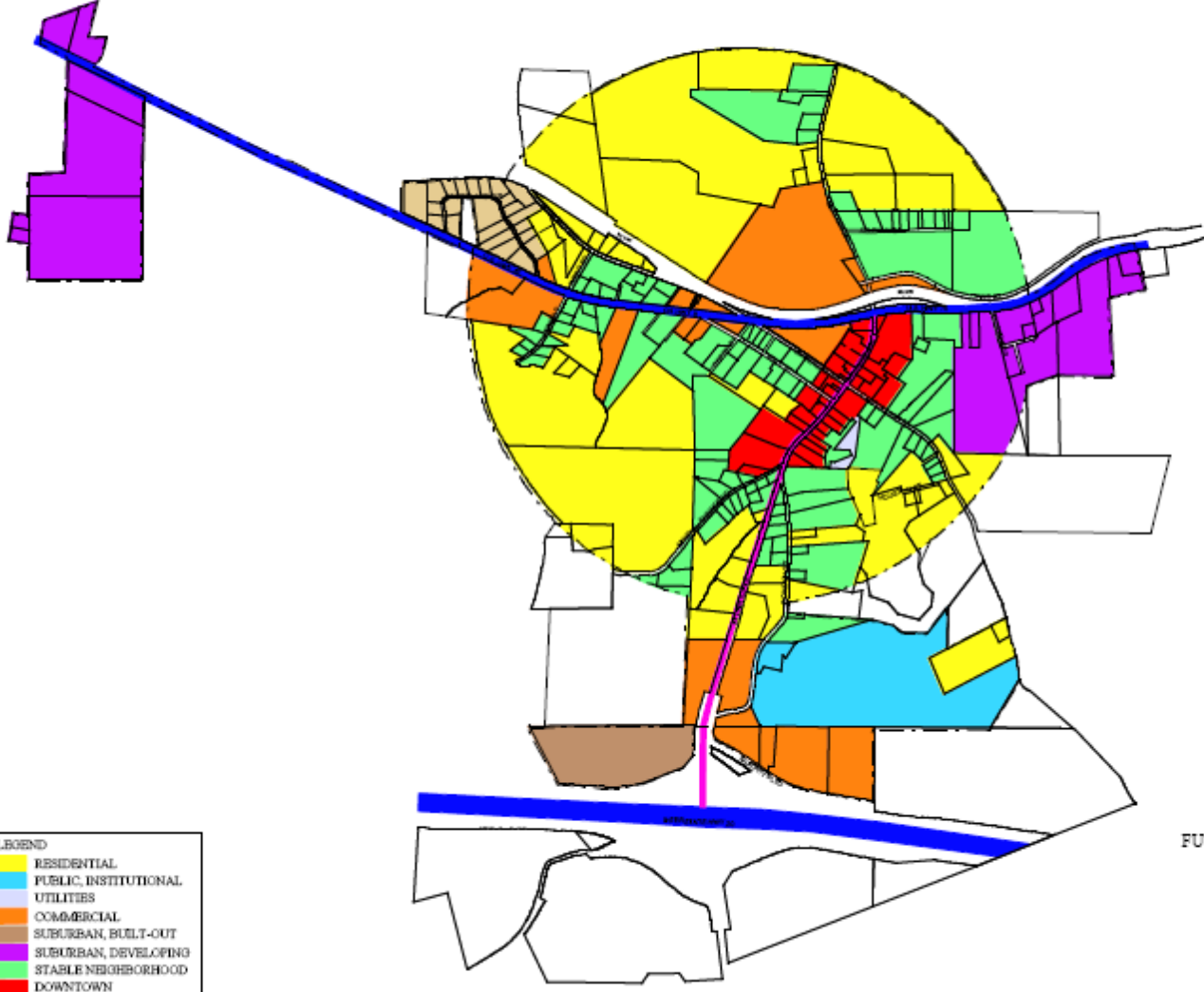
Future Development Map Narrative	
Jurisdiction: Waco	
Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential	
Quality Community Objectives	Implementation Measures
	
<p align="center"><b>Description</b></p> <p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> <li>Appropriate businesses</li> <li>Housing choices</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>
	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Incentives Tax incentives or variances</p> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p>
	<p align="center"><u>Land Uses</u></p> <p>Residential and Commercial</p>

	Future Development Map Narrative	
	Jurisdiction: Waco	
	Character Area: Suburban Residential (Developing)	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities	More detailed sub-area planning Example: Traditional Neighborhood Development principles  New or revised local development regulations Example: Streetscape requirements  Incentives: For infill, rehabilitation
Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. Development Strategies and Policies <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections             <ul style="list-style-type: none"> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul> </li> </ul>	Land Uses	Public Investments Example: Beautification projects  Infrastructure Improvements Example: Public technology, transit
	Residential  Limited Commercial	

Future Development Map Narrative	
Jurisdiction: Waco	
Character Area: Downtown/Town Center	
<u>Quality Community Objectives</u>	Implementation Measures
 <p style="text-align: center;">Description</p> <p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment</li> <li>• Higher density mixed income housing options next to the center</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Infill development</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> <li>Appropriate businesses</li> <li>Housing choices</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>
	<p>More detailed sub-area planning</p> <p>Create vision for mixed use areas</p> <p>New or revised local development regulations:</p> <p>Design guidelines, infill use restrictions</p> <p>Incentives:</p> <p>Tax incentives for downtown mixed use infill</p> <p>Public Investments:</p> <p>Ask that public spaces/ plazas be included in new developments</p> <p>Infrastructure Improvements</p> <p>Create wifi hotspots, improve water and sewer, public transit</p>
	<p style="text-align: center;"><u>Land Uses</u></p> <p>Commercial and Residential</p>

	Future Development Map Narrative	
	Jurisdiction: Waco	
	Character Area: Suburban Residential (Built Out)	
	<u>Quality Community Objectives</u>	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Infill development <u>Social and Economic Development</u> Growth Preparedness Housing choices	More detailed sub-area planning  New or revised local development regulations Example: Streetscape requirements  Incentives: For infill, rehabilitation
Area where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high degree of building separation. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Foster retrofitting of these areas to better conform with traditional neighborhood development (TND) principles.</li> <li>• This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.</li> <li>• Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.</li> <li>• Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.</li> </ul>	<u>Land Uses</u>	Public Investments Example: Beautification projects  Infrastructure Improvements Example: Public technology, transit
	Commercial and Residential	

Future Development Map Narrative	
Jurisdiction: Waco	
Character Area: In-town Corridor	
Quality Community Objectives	Implementation Measures
	
Description	
<p>Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled development if growth is not managed.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas.</li> <li>• In the longer term, enact design guidelines for new development, including minimal building setback requirements from the street,</li> <li>• Corridors leading to town centers or downtown, in particular, should be attractive,</li> <li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures.</li> <li>• Provide basic access for pedestrians and bicycles, use safety measures including driveway consolidation and raised medians</li> <li>• Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.</li> </ul>	<p><u>Development Patterns</u> Sense of place Transportation alternatives Regional identity</p> <p><u>Resource Conservation</u> Heritage preservation:</p> <p><u>Social and Economic Development</u> Appropriate businesses Employment options</p> <p style="text-align: center;">Land Uses</p> <p>Commercial and Residential</p>
	<p>More detailed sub-area planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Public technology, transit</p>



LEGEND	
[Yellow Box]	RESIDENTIAL
[Light Blue Box]	PUBLIC, INSTITUTIONAL UTILITIES
[Orange Box]	COMMERCIAL
[Brown Box]	SUBURBAN, BUILT-OUT
[Purple Box]	SUBURBAN, DEVELOPING
[Green Box]	STABLE NEIGHBORHOOD
[Red Box]	DOWNTOWN
[Dark Blue Line]	GATEWAY CORRIDOR
[Pink Line]	IN TOWN CORRIDOR

FUTURE DEVELOPMENT MAP  
 CITY OF  
 WACO, GEORGIA  
 HARALSON COUNTY  
 02/20/2010, 2010

**Short-Term Work Program**

The following section presents the Short-Term Programs and Reports of Accomplishment for Haralson County and each if its cities.

<b>SUMMARY OF SHORT-TERM WORK PROGRAM Haralson County</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Population Change</b>					
<b>1. In 20 years the population of Haralson Co. will double in size.</b>	<b>A. Develop public sewer in selected areas</b>	<b>2007-2011</b>	<b>Water Authority</b>	<b>2-5 million</b>	<b>Sales tax, grants, loans</b>
	<b>B. Expand water supply</b>	<b>2007-2011</b>	<b>Water Authority</b>	<b>5-10 million</b>	<b>Sales tax, grants, loans</b>
	<b>C. Expand Public Safety</b>	<b>2007-2011</b>	<b>County</b>	<b>3.2 million</b>	<b>SPLOST, County</b>
	<b>D. Strengthen Zoning</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>
<b>2. Elderly</b>	<b>A. Increase access to Medical Service</b>	<b>2007-2011</b>	<b>County</b>	<b>\$200,000</b>	<b>Grants/loans</b>
	<b>B. Develop transportation system for elderly</b>	<b>2007-2011</b>	<b>County</b>	<b>\$300,000</b>	<b>Grants/loans</b>
	<b>C. Retirement community zoning planning</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>
<b>3. Atlanta growth pushing outwards.</b>	<b>A. Hire professional planner</b>	<b>2007-2011</b>	<b>County</b>	<b>\$40,000 per year</b>	<b>General Fund</b>



**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Economic Development</b>					
<b>1. The limited capacity of water and sewer services. * Sewer services having cooperative efforts.</b>	<b>A. Increase water capacity (See Population on Water Expansion)</b>				
	<b>B. Expand sewer designated area (See Population on Water Expansion)</b>				
<b>2. Transportation planning.</b>	<b>A. Develop walkable communities</b>	<b>2007-2011</b>	<b>County</b>	<b>\$20,000</b>	<b>Grants</b>
	<b>B. Ride share community program</b>	<b>2007-2011</b>	<b>County</b>	<b>2 million</b>	<b>Sales tax, grants, loans</b>
<b>3. Improve infrastructure planning and revision.</b>	<b>A. Expand water plant (See Population on Water Expansion)</b>				
	<b>B. maintain &amp; improve water facilities (See Population on Water Expansion)</b>				

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Natural Resources</b>					
<b>1. Water supply and protection</b>	<b>A. Planned river corridor protection</b>	<b>2007-2011</b>	<b>County</b>	<b>\$50,000</b>	<b>Grants/loans</b>
<b>2. Preservation of land, open space, forestry and agriculture.</b>	<b>A. Develop &amp; implement TDR Program</b>	<b>2007-2011</b>	<b>County</b>	<b>\$25,000</b>	<b>Grants/loans</b>
<b>3. Mixed use development.</b>	<b>A. Research &amp; develop mixed use developments</b>	<b>2007-2011</b>	<b>County</b>	<b>\$5,000</b>	<b>Grants/loans</b>

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Cultural Resources</b>					
<b>1. Scenic byways.</b>	<b>A. Plan for scenic byways</b>	<b>2007-2009</b>	<b>County</b>	<b>\$20,000</b>	<b>Grants/loans</b>
<b>2. Preserve community history.</b>	<b>A. Identify local historical sites</b>	<b>2007-2009</b>	<b>County</b>	<b>\$20,000</b>	<b>Grants/loans</b>

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Facilities and Services</b>					
<b>1. Water.</b>	<b>A. Expand water treatment plan &amp; services &amp; tanks (See Population on Water Expansion)</b>		<b>Water Authority</b>		
<b>2. Maintaining greenspace.</b>	<b>A. Strengthen planning &amp; zoning / seeking federal funding</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Housing</b>					
<b>1. Balance commercial and residential.</b>	<b>A. Expand current planning &amp; zoning</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>
<b>2. Conservation practices.</b>	<b>A. Expand current planning &amp; zoning</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>
<b>3. Mixed use.</b>	<b>A. Expand current planning &amp; zoning</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Land Use</b>					
<b>1. Water.</b>	<b>A. Secure permit region land acquisitions</b>	<b>2007-2011</b>	<b>Water Authority/County</b>	<b>\$20,000</b>	<b>General Fund</b>
<b>2. Protect assets.</b>	<b>A. Continue to maintain &amp; improve current facilities and land</b>	<b>2007-2011</b>	<b>County</b>	<b>\$20,000</b>	<b>General Fund</b>
<b>3. Preserve land.</b>	<b>A. Planning &amp; development of a TDR program</b>	<b>2007-2011</b>	<b>County</b>	<b>\$10,000 –\$15,000</b>	<b>State, Federal, Grants</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Transportation</b>					
<b>1. Mixed use of residential and <u>compatible</u> commercial.</b>	<b>A. Create walkable communities (See Economic Development for Create walkable communities)</b>				
<b>2. Bike lanes (other types of transportation) and sidewalks.</b>	<b>A. Support regional bike &amp; pedestrian task force</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>
<b>3. Linking counties together.</b>	<b>A. Continue to expand with regional communities and communicate with local regional counties</b>	<b>2007-2011</b>	<b>County</b>	<b>0</b>	<b>N/A</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination</b>					
<b>1. Water, SPLOST monies.</b>	<b>A. Promote cooperation and expand communication between city and county and other counties</b>	<b>2007-2011</b>	<b>County/Cities</b>	<b>0</b>	<b>N/A</b>
<b>2. Intergovernmental Agreements.</b>	<b>A. Review current intergovernmental agreements</b>	<b>2007-2011</b>	<b>County/Cities</b>	<b>0</b>	<b>N/A</b>
<b>3. Finding and capitalizing on common ground.</b>	<b>A. Develop communication between county and cities</b>	<b>2007-2011</b>	<b>County/Cities</b>	<b>0</b>	<b>N/A</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Other Issues</b>					
<b>1. Family Literacy Increase program that get children ready to learn</b>	<b>A. Implement county wide childhood literacy program</b>	<b>2007-2011</b>	<b>Haralson County Family Connection</b>	<b>\$60,000 per year</b>	<b>Grants, business</b>
<b>2. Cultured Arts</b>	<b>A. Promote cultural arts</b>	<b>2007-2009</b>	<b>Schools, civic, groups, County</b>	<b>\$30,000</b>	<b>Grants, business</b>
<b>3. Jail &amp; Justice Center Facilities</b>	<b>A. Develop Jail &amp; Justice Center Facilities</b>	<b>2007-2009</b>		<b>35 million</b>	<b>SPLOST, other Revenues</b>
	<b>B. Identify programs to meet multi cultural needs</b>	<b>2007-2009</b>		"	"
	<b>C. Develop substance abuse prevention intervention and treatment programs and detection</b>	<b>2007-2009</b>		"	"

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Other Issues</b>					
<b>4. Recycling Program</b>	<b>A. Implement a county wide recycling and compost program</b>				
<b>5. Hospital</b>	<b>A. Research possibility of trauma center</b>				
	<b>B. Research grants to develop health programs and equipment to promote better health for all citizens</b>				



**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Other Issues</b>					
<b>6. Establish a Transfer of Development Rights Program (TDR)</b>	<p><b>So as to change the current development path, which leads toward the type of growth recognized by most Haralson residents as undesirable sprawl</b></p> <ol style="list-style-type: none"> <li><b>1. Amend the current county zoning ordinance by providing a transfer of development rights program</b></li> <li><b>2. Offer incentives to developers to encourage clustering development only into areas with already existing installed infrastructure</b></li> <li><b>3. Avoid spot zoning and all rezoning that increase residential density unless equally matched by permanent preservation of open space and farm and forest tracts</b></li> <li><b>4. Avoid installing infrastructure through or to areas intended to be preserved</b></li> </ol>	<b>2007-2009</b>	<b>County</b>	<b>\$10,000 –\$15,000</b>	<b>State, Federal, Grants</b>

**Report of Accomplishment – Haralson County**

<b>Facilities and Services</b>		
Activity	Status	Explanation
Complete testing and startup of E911 facilities.	<b>Underway Testing Completed</b>	
Pursue the purchase of land for a multi-use recreational facility.	<b>Completed</b>	
Continue construction of new county fire departments.	<b>Ongoing</b>	
Encourage recycling efforts and county-wide composting program. Eliminate unwanted bulky material from transfer station.	<b>Ongoing</b>	
Continue to upgrade water facilities to the year 2014.	<b>Ongoing</b>	
Assume responsibility for Buchanan City Park/improve recreational facilities.	<b>No Not Applicable</b>	

Economic Development		
Activity	Status	Explanation
Support new commercial development along all major corridors and within other selected sites as provided by both the cities and county.	<b>Ongoing</b>	
Identify new and market future industrial parks through all available sources	<b>Ongoing</b>	
Try to match potential businesses with facilities located in Haralson County of land areas that would be suited to specific business needs.	<b>Completed</b>	
Continue efforts of the Haralson County 2000.	<b>Ongoing</b>	
Offer satellite classes in Haralson County.	<b>State funds Job training at West Central Tech to fill positions of business  Accomplished</b>	
Phasing in of appropriate infrastructure to encourage business development of both a commercial and industrial nature.	<b>Water &amp; sewer almost complete  Ongoing</b>	

<p>Continue promotional activities of the tourism council and Chamber of Commerce</p>	<p><b>Ongoing</b></p>	
<p>Advertisement of the arts and crafts community at various welcome center.</p>	<p><b>Ongoing</b></p>	
<p>Pursue development of an active arts and crafts committee and pursue funding for coordination of such activities.</p>	<p><b>Not accomplished</b></p>	<p>Lack of interest</p>
<p>Further develop programs that provide partnership between schools and business such as the Mentor Program.</p>	<p><b>Accomplished</b></p>	
<p>Promote utilization, preservation and development of scenic sites for tourism and other economic development.</p>	<p><b>Ongoing Program in progress</b></p>	

<b>Housing</b>		
Activity	Status	Explanation
Encourage residential development that can already be served by existing county water and fire protection services.	<b>Postponed</b>	Until a clear idea of objectives
Update building codes and enforce zoning requirements to enhance the quality of new residential construction.	<b>Accomplished</b>	

<b>Land Use</b>		
Activity	Status	Explanation
Update present ordinances including the Haralson County Development Standards to reflect best management of land and community facilities.	<b>Accomplished &amp; Ongoing</b>	
Update Future Land Use Map.	<b>Accomplished</b>	
Study ordinances protecting areas defined under the River Corridor Protection Act and other areas such as wetlands, ground water recharge areas and watershed areas.	<b>Ongoing</b>	

Natural and Historic Resources		
Activity	Status	Explanation
Develop river Corridor protection plan.	<b>Ongoing</b>	Part of package transfer of development
Promote the protection of all rare and endangered plant and animal species.	<b>NA</b>	Not a priority
Conserve plant and animal habitats.	<b>NA</b>	Not a priority
Initiate County-wide compost program.	<b>Ongoing Needed</b>	
Develop County-wide multi-use recreational facility.	<b>In progress</b>	

Support local/state forestry efforts. Integrate land use management plans in ongoing reforestation/agricultural efforts.	<b>Being planned</b>	
Initiate expanded recycling programs that prevent unneeded material going to the transfer station.	<b>Ongoing</b>	
Monitor the preservation plan for the Haralson County Courthouse.	<b>Ongoing</b>	
Develop preservation awareness information and activities to promote the preservation activities.	<b>NA</b>	Not a priority
Include survey data into new GPS mapping for distribution to public.	<b>Ongoing 1/2 way 6 months accomplished</b>	

<p>Conduct a through identification of all potential historic sites that have not been identified or documented.</p>	<p><b>Ongoing</b></p>	
<p>Begin annual presentations at all county schools. Indicate county projects and importance of historical information.</p>	<p><b>Postponed</b></p>	<p>Lack of funding, interest, human resources</p>
<p>Nominate eligible properties and/or districts to the National Register/Georgia Register of Historic Places.</p>	<p><b>Ongoing</b></p>	
<p>Market vacant historic properties for suitable adaptive uses, as part of economic development activities.</p>	<p><b>Ongoing</b></p>	
<p>Create local tourism attractions of programs based on historic resources and seek regional collaboration to strengthen local efforts and expand opportunities.</p>	<p><b>Ongoing</b></p>	



**SUMMARY OF SHORT-TERM WORK PROGRAM  
City of Bremen**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Population Change					
1. Continued population growth pressure, due to the expanding Atlanta Metro Area and to the city's proximity to a major interstate. This will strain Bremen's existing infrastructure, especially sewer and water systems.	A. Complete comprehensive plan. This plan has encouraged the city to become further aware of future changes to the areas, and the different needs we will need to address.	2007	RDC/City/Count	0	-

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Economic Development</b>					
<b>1 Lack of employment for skilled labor. The City has a disproportionately high number of low-skill jobs. These jobs are needed both to have diversified work force and economy, but also to provide employment to the incoming residents.</b>	<b>A. Encourage the school district and local tech schools and universities to focus on job training.</b>	<b>2006-2011</b>	<b>City, DA</b>	<b>-</b>	<b>-</b>
<b>2. No extra sewer capacity for economic development. All of the existing sewer capacity has been allocated to forthcoming developments; none is available to lure prospective employers.</b>	<b>A. Expand capacity in the sewer basins that are nearing peak capacity.</b>	<b>2006-2011</b>	<b>City</b>	<b>\$2-10 Million</b>	<b>Tap Fees</b>
<b>3. Promote downtown with marketing and festivals and events. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community, and its interest to entrepreneurs and developers.</b>	<b>A. Promote downtown with marketing and festivals and events. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community, and its interest to entrepreneurs and developers.</b>	<b>2006-2011</b>	<b>City, DDA</b>	<b>-</b>	<b>-</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Natural Resources</b>					
<b>1. Air quality concerns due to proximity to the Atlanta region.</b>	<b>A. Creation and implementation of city ordinances focusing on environmental protection and quality. Such ordinances may include tree preservation and conservation subdivision.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>	<b>-</b>	<b>-</b>
	<b>B. Continue to identify and purchase property for greenspace, parks, and trails.</b>	<b>2006-2011</b>	<b>City, Recreation</b>	<b>Variable</b>	<b>SPLOST</b>
<b>2. Preservation of open space. Develop a plan to preserve land within developments and through conservation programs.</b>	<b>A. Creation and implementation of city ordinances focusing on environmental protection and quality. Such ordinances may include tree preservation and conservation subdivision.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>		
	<b>B. Continue to identify and purchase property for greenspace, parks, and trails.</b>	<b>2006-2011</b>	<b>City, Recreation</b>	<b>Variable</b>	<b>SPLOST</b>
<b>3. Craft a policy framework and minor ordinance revisions to encourage usage and preserve greenspace, including the introduction of new ordinances including conservation subdivisions, tree ordinances, etc.</b>	<b>A. Creation and implementation of city ordinances focusing on environmental protection and quality. Such ordinances may include tree preservation and conservation subdivision.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>		
	<b>B. Continue to identify and purchase property for greenspace, parks, and trails.</b>	<b>2006-2011</b>	<b>City, Recreation</b>	<b>Variable</b>	<b>SPLOST</b>

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Cultural Resources</b>					
<b>1. No historical district or many other cultural assets, such as performance halls, art galleries, etc. Focus on including cultural assets as part of any further downtown redevelopment opportunities or projects. Ideas could be a museum, performing arts center, etc.</b>	<b>A. Study the idea of creating a historical preservation ordinance for the downtown district. This ordinance could help to take advantage of potential grants.</b>	<b>2006-2008</b>	<b>City, DDA, Planning and Zoning</b>	-	-
	<b>B. Study the idea of creating cultural assets, including museums, performance halls, art galleries, etc.</b>	<b>2006-2001</b>	<b>City, DDA, DA</b>	-	-
<b>2. Study the idea of creating a historical preservation ordinance for the downtown district. This ordinance could help to take advantage of potential grants.</b>	<b>A. Study the idea of creating a historical preservation ordinance for the downtown district. This ordinance could help to take advantage of potential grants.</b>	<b>2006-2008</b>	<b>City, DDA, Planning and Zoning</b>	-	-
	<b>B. Study the idea of creating cultural assets, including museums, performance halls, art galleries, etc.</b>	<b>2006-2001</b>	<b>City, DDA, DA</b>	-	-

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Facilities and Services</b>					
<b>1. Further study the creation of a utility for Stormwater management.</b>	<b>A. Further study the creation of a utility for Stormwater management.</b>	<b>2006-2008</b>	<b>City</b>	<b>-</b>	<b>-</b>
<b>2. Complete the service delivery strategy with both Carroll and Haralson counties.</b>	<b>A. Complete the service delivery strategy with both Carroll and Haralson counties.</b>	<b>2006-2007</b>	<b>City, Counties</b>	<b>-</b>	<b>-</b>
<b>3. The city is in the final planning stages of building a new public safety building to increase space and facilities for both the police and fire departments. An additional field is being added at the recreation complex at this time.</b>	<b>A. Finish construction of the new public safety building.</b>	<b>2006-2007</b>	<b>City</b>	<b>-</b>	<b>-</b>
	<b>B. Finish construction of the new field at the recreation complex.</b>	<b>2006</b>	<b>City</b>	<b>-</b>	<b>-</b>
	<b>C. Finish construction of the park next to the public safety building.</b>	<b>2006-2007</b>	<b>City</b>	<b>-</b>	<b>-</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Land Use</b>					
<b>1 Encourage higher density infill development around our central city to justify sidewalk improvements, minimize the amount of new infrastructure needed (both to provide and maintain), and to further encourage the commercial growth of downtown.</b>	<b>A. Amend the zoning ordinance by adding a zoning district for infill housing. Include in this minimum design standards for infill housing. Through this process have public hearings to involve the affected stakeholders.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>	<b>-</b>	<b>-</b>
<b>2. Reserve land for industrial and commercial growth. Within the Future Land Use Plan, include adequate space for the growth of employment-related uses.</b>	<b>A. Reserve land for industrial and commercial growth. Amend the zoning ordinance to prevent residential growth in areas that have been deemed as viable and important future commercial and industrial areas.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>	<b>-</b>	<b>-</b>
<b>3. Identify areas that might be potentially well suited for open space. Continued pressure to build within or adjacent to floodplains, which would be better suited for open space.</b>	<b>A. Creation and implementation of city ordinances focusing on environmental protection and quality. Such ordinances may include tree preservation and conservation subdivision.</b>	<b>2006-2007</b>	<b>City, Planning and Zoning</b>	<b>-</b>	<b>-</b>
	<b>B. Continue to identify and purchase property for greenspace, parks, and trails.</b>	<b>2006-2011</b>	<b>City, Recreation</b>	<b>Variable</b>	<b>SPLOST</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Transportation</b>					
1. The city needs to create a comprehensive sidewalk inventory, a sidewalk and bike path installation program and funding source.	A. Complete a comprehensive sidewalk inventory. Identify a possible funding source for installation. Determine which areas are in need of improvements first by considering growth, future growth, connectivity, and condition of sidewalks.	2006-2008	City	-	-
2. Improving street and sidewalk connectivity within and between developments.	A. Encourage developers to improve street and sidewalk connectivity within and between developments.	2006-2011	City, Planning and Zoning	-	-

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination</b>					
<b>1. Intergovernmental agreements needed to meet anticipated service demands.</b>	<b>A. Complete the Service Delivery Strategy with both Carroll and Harlason County.</b>	<b>2006-2008</b>	<b>City, Counties</b>	<b>-</b>	<b>-</b>
<b>2. Special Purpose Local Option Sales Tax renewal. City officials need to work closely with the County to help ensure that this important source of capital improvements funding is used effectively.</b>	<b>A. Create a capital improvements plan for future SPLOST renewals.</b>	<b>2006-2011</b>	<b>City</b>	<b>-</b>	<b>-</b>
<b>3. Actively participate in regional transportation planning efforts.</b>	<b>A. Actively participate in regional transportation planning efforts.</b>	<b>2006-2011</b>	<b>City, Counties, RDC</b>	<b>-</b>	<b>-</b>



**Report of Accomplishment – City of Bremen**

<b>Community Facilities and Services</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Annual creation or expansion of community parks (3)	<b>Underway</b>	
Promote developers to develop interlinked walking trails.	<b>Underway</b>	
Working on infrastructure improvements/upgrades water	<b>Underway</b>	
Infrastructure improvements sanitary.	<b>Underway</b>	
Expansion of recreation/ball-field complex.	<b>Underway</b>	

Water filtration replacement.	<b>Underway</b>	
Change sewage treatment method from chemical to ultra violet at Baxter Creek/spray field.	<b>Underway</b>	
Renovate (2) water tanks to increase capacity.	<b>Underway</b>	
Encourage recycling efforts throughout the city.	<b>Underway</b>	
Pursue contract with Bremen City Schools for shared use of existing recreation facilities.	<b>Completed</b>	

Economic Development		
Activity	Status	Explanation
Participate in REAP with new development.	<b>Underway</b>	
Support new commercial development along major corridors and within appropriate selected sites within the city with regards to city/county plans.	<b>Underway</b>	
Continue to market industrial parks.	<b>Underway</b>	
Continue to target industries for best locations with current services and facilities provided by Bremen.	<b>Underway</b>	
Promote activities that provide expansion and retention of existing industry.	<b>Underway</b>	
Promote utilization, preservation, and development of scenic sites for tourism and other economic development.	<b>Underway</b>	

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Start with Abatement (property) Program.	<b>Underway</b>	
Continue to encourage residential development in areas already served by water, sewer, and other public. utilities	<b>Underway</b>	
Development of architect/code standards for deteriorating property.	<b>Underway</b>	
Participate in housing rehab program for low/mod income groups.	<b>Underway</b>	
Provide for quality multi-family housing through better design and aesthetic standards.	<b>Underway</b>	
Update building codes as required by State Minimum Building Standards.	<b>Underway</b>	

Land Use		
Activity	Status	Explanation
Update land use maps.	<b>Completed</b>	
Develop performance standards for commercial manufacturing use.	<b>Underway</b>	

Natural and Historic Resources		
Activity	Status	Explanation
Continue downtown revitalization assistance from UGA Business Outreach and School of Design, and DCA's Better Hometown Program.	<b>Underway</b>	
Will implement more stringent standards to comply with DNR by 2001.	<b>Completed</b>	
Will promote watershed protection through conservation easement and acquisition.	<b>Underway</b>	
Promotion of groundwater protection through development standards.	<b>Underway</b>	
River corridor protection through development standards.	<b>Underway</b>	

<p>Reduction of point and non-point pollution through local, Federal/State enforcement .</p>	<p><b>Underway</b></p>	
<p>Reduce storm water runoff through permeable pavement surface/landscaping.</p>	<p><b>Underway</b></p>	
<p>Continue to support the Georgia Forestry Commission efforts in fire protection and forestry management.</p>	<p><b>Completed</b></p>	
<p>Promote and support Tree City USA Program.</p>	<p><b>Underway</b></p>	
<p>Promote oral history program through tapes available at library.</p>	<p><b>Underway</b></p>	

<p>Continue to develop preservation awareness information and activities.</p>	<p><b>Underway</b></p>	
<p>Continue to examine the downtown revitalization program based on historic preservation.</p>	<p><b>Underway</b></p>	
<p>Conduct a comprehensive survey of historic resources, or participate in countywide survey.</p>	<p><b>Underway</b></p>	
<p>Incorporate survey data into city's land use maps.</p>	<p><b>Underway</b></p>	
<p>Nominate eligible properties onto the National Register/GA Register of historic Places.</p>	<p><b>Underway</b></p>	



**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Buchanan**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Population Change					
1. Population will double/ move outward from Atlanta stressing water and utilities.	A. Upgrade current / build new sewer plant	2001-2011	City	\$1.5 – 3.0 million	Grants, loans
2. Need to make sure affordable housing is available.	A. Upgrade zoning / building ordinances to encourage affordable housing	2007-2008	City	0	
3. Large number of senior citizens and low-income families.	A. Encourage affordable housing	2007-2011	City	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
1. Must upgrade existing sewer systems for capacity.	A. Upgrade current / build new sewer plant	2007-2011	City	\$1.5 – 3.0 million	Grants, Loans
2. Must attract commercial and industrial development. Finish downtown refurbishment/ promote downtown with festivals and events.	A. Apply for streetscape grants	2007-2009	City, DBR	\$500,000	Grants, Loans
3. Need ordinances to control building development/ Improve code enforcement.	A. Update zoning building ordinance s	2007-2008	City	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Natural Resources					
1. Water- city is dependent on County Water Authority.	A. Encourage building of large surface water reservoir	2007-2012	County HCWA	\$30 million	Grants, State
2. Extended drought leaves city vulnerable/ Need county-wide reservoir.	A. Encourage building using high flow wells HCWA	2007-2011	County, HCWA	\$1.5 million	Grants, Loans
3. Junkyards/ unsightly areas are a problem- Pass and enforce ordinances to regulate.	A. Pass nuisance ordinance	2007	City	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Cultural Resources					
1. No standards or building design codes in city/ Adopt ordinances for building and design.	A. Adopt building design standards	2007-2009	City	0	
2. City has no webpage for promotion/ information. Develop a webpage.	A. Develop a web page	2007-2008	City	\$1,000	City
3. Promote old county courthouse/ Public library on downtown square.	A. Support Better Hometown DBR activities Haralson tourism committee	2007-2009	City, DBR	\$1,000	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Facilities and Services					
1. Sewer: <ul style="list-style-type: none"> <li>• Sewer system aging with little capacity for growth.</li> <li>• Pass sewer use ordinance.</li> <li>• Repair and upgrade sewer plant.</li> </ul>	A. Repair upgrade sewer plant	2007-2011	City	\$1.5 – 3.0 million	Grants, Loans
	B. Pass sewer use ordinance	2007-2009	City	0	
2. Stormwater: <ul style="list-style-type: none"> <li>• Infiltration of stormwater into sewer</li> <li>• Work on stormwater management ordinance</li> </ul>	A. Pass stormwater management ordinance	2008-2010	City	0	
	B. Smoke film sewer lines and repair holes	2007-2009	City	\$10,000	City
3. Water supply: <ul style="list-style-type: none"> <li>• Water supply may not be adequate</li> <li>• Work with Water Authority to ensure adequate supply</li> </ul>	A. Encourage building of large surface with reservoir	2007-2011	County, HCWA	\$30 million	Grants, Loans, State
	B. Encourage utilization of high flow wells	2007-2011	County, HCWA	\$1.5 million	Grants, Loans

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Housing					
1. Need to balance affordable low-income housing with higher priced units.	A. Update zoning building ordinances to encourage affordable housing	2007-2009	City	0	
2. Develop policies to encourage smart growth in undeveloped areas.	A. Update zoning building ordinances to encourage affordable housing	2007-2009	City	0	
3. Develop policies to promote a diversity of housing types.	A. Update zoning building ordinances to encourage affordable housing	2007-2009	City	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Land Use					
1. Develop subdivision regulations/ Explore impact fees.	A. Update building zoning ordinances to encourage affordable housing	2007-2009	City	0	
	B. Create subdivision regulations impact fees	2007-2009	City	0	
2. Develop ordinances to regulate junkyards/ unsightly areas.	A. Pass nuisance ordinance	2007-2009	City	0	
3. Update mapping of land use.	A. Work with CVRDC to update maps	2007-2011	City, CVRDC	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Transportation				0	
1. Need comprehensive street register with right-of-ways.	A. Create road register with ROWS	2007-2008	City	0	
2. City should look at changing traffic patterns in regards to traffic at the schools.	A. Work with school system to improve traffic flow	2007-2009	City, School System	0	
3. Upgrading roads to DOT standards with regards to base construction.	A. Pass construction ordinance	2007-2009	City	0	



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination					
1. Need intergovernmental agreement for future placement of water and sewer lines with Haralson County and Water Authority.	A. Work with County and HCWA to craft an agreement	2007-2009	City, County, HCWA	0	
2. Water and sewer infrastructure for: New jail and county complex, Haralson Industrial park, BOE bus barn.	A. Work with county to improve add infrastructure	2007-2011	City, County, BOE	\$1.5 million	Grants, Loans, State
3. Water rates between city and all county and all county buildings currently served by city.	A. Take rate issues into consideration	2007-2008	City, County	0	

**Report of Accomplishment – City of Buchanan**

Community Facilities		
Activity	Status	Explanation
Continue work on recently approved Haralson County-wide (including the Cities) E-911 Emergency Response System.	<b>Underway</b>	City not really involved in upgrading
Upgrade water and sewer facilities to year 2014.	<b>Underway</b>	Looking at options on building new versus retrofitting
Upgrade and expand existing city services including, but not limited to, water, sewer, recreation, fire and police.	<b>Underway</b>	
Encourage recycling efforts throughout the city.	<b>Underway</b>	

<p>Continue to encourage and support cultural activities, facilities, as well as community-wide events.</p>	<p><b>Underway</b></p>	
<p>Upgrade and increase capacity of existing sewer plant (Continued from 1994-2000)</p>	<p><b>Underway</b></p>	
<p>Pursue funding for upgrade of the Evelyn S. Wade Lake (formerly named Lake Olympia Recreation Complex)</p>	<p><b>Not Completed</b></p>	<p>Lake and grounds sold to VFW</p>
<p>Continue to pursue funding for new City Hall/Police Dept./Community Center</p>	<p><b>Completed</b></p>	<p>New City Hall Police Department built</p>

Economic Development		
Activity	Status	Explanation
Market industrial parks through development organizations.	<b>Underway</b>	
Target industries for locations that provide the best match for current services and facilities offered by Buchanan.	<b>Underway</b>	
Promote activities, which provide for expansion and retention of existing industry.	<b>Underway</b>	
Promote utilization, preservation, and development of scenic sites for tourism and other economic development.	<b>Underway</b>	

Housing		
Activity	Status	Explanation
Encourage residential development in areas that can already be served with existing services such as water and sewer	<b>Underway</b>	
Provide for quality multi-family housing through better design and aesthetic standards	<b>Underway</b>	
Continue to update building codes to comply with State Minimum Building Requirements	<b>Underway</b>	

Land Use		
Activity	Status	Explanation
Periodic review of the Buchanan Zoning Ordinance to insure its appropriateness and legal standing.	<b>Underway</b>	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to support GA Forestry Comm. efforts in fire protection and forestry management	<b>Underway</b>	
Promote and support Tree City, USA	<b>Postponed</b>	Have no idea what tree city, USA Actually is or does
Inform owners of income-producing historic property about the federal tax incentive for rehabilitation and all historic state owners about tax incentives for historic rehab.	<b>Underway</b>	
Seek downtown design assistance and services from UGA Business Outreach	<b>Underway</b>	
Support the establishment of a heritage education program in the County School System.	<b>Underway</b>	

<p>Support the rehabilitation of the Old Haralson County Courthouse Building.</p>	<p><b>Underway</b></p>	
<p>Conduct a comprehensive survey of historic resources, or participation in a countywide survey</p>	<p><b>Underway</b></p>	
<p>Incorporate survey data into city's land use maps.</p>	<p><b>Underway</b></p>	
<p>Nominate eligible properties onto the National/GA Register of Historic Places.</p>	<p><b>Underway</b></p>	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Tallapoosa**

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY:</b> Population Change					
1. With population projections indicating population doubling, the continued availability of water, sewer, and electricity is a concern.	A. Create a capacity consumption tracking system for the major categories: water, sewer, schools.	6-2007 / 12-2008	Dept Planning / Planning Commission	\$1600	City General fund
	B. Create a system whereby plats are evaluated by all City Departments and the County school system.	6-2007 / 12-2008	Dept Planning / Planning Commission	\$1600	City General fund
	C. Investigate whether or not there is a reliable system for evaluating road capacity.	6-2007 / 12-2008	Dept Planning / Planning Commission	\$1000	City General fund



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline <u>Start / Finish</u>	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY: Economic Development</b>					
1. Adopt an Uniform Development Ordinance (UDO).	A. Create a code system which would cover all aspects of new construction development; from the layout of homes above & below street grade, to the categorization and assignment of street types & minimum street designs based on street type (arterial, collector, access); to parking lot design for commercial & manufacturing to standard required infrastructure installation.	10-2007 / 6-2009	Planning Dept / Planning Commission	\$16,000	City General fund
2. Adopt an I-20 Master Development Plan/ Master Recruiting Team	A. Organize Steering Committee	6-2007 / 12-2007	Mayor & Council/ TDDA / TIDA Chamber	TBD	City General fund
	B. Create effective recruitment incentive package for retail (from free land to tax abatements)	12-2007 / 12-2008	Mayor & Council/ TDDA / TIDA Chamber	TBD	City General fund
	C. Contact prospective retail tenant (such as Bass Pro Shops, Tanger Outlet Center, Auto Mall)	1-2009 / 2015	Mayor & Council/ TDDA / TIDA	TBD	City General fund
	D. Pursue installation of “Attractions” logo boards on interstate, signage for historic district.	6-2007 / 12-2007	Mayor & Council/ TDDA / TIDA Chamber	TBD	GDoT funds
3. Improvement of Code Enforcement program.	A. Investigate the feasibility of hiring a “City Marshal” (possibly ask for volunteers from Police Dept-would be extra task).	6-2007 / 12-2007	Mayor & Council	Minimum of \$5000	City General fund

	B. Investigate the feasibility of hiring a Codes Enforcement Officer/Animal Control Officer.	6-2007 / 12-2007	Mayor & Council	\$35,000	City General fund
	C. Investigate the idea of having a “joint” city-county employee. (Would be an employee of one of the governments, the other would subsidize his salary)	6-2007/ 12-2009	Mayor & Council/ County Commission	Less than \$35,000	City / County General fund
4. Recruit a Georgia National Guard Unit to Tallapoosa.	A. Request Mayor & Council pass Resolution of Support	6-2007 / 12-2007	Mayor & Council	None	N/A
	B. Determine if Guard is expanding & process to locate in Tallapoosa.	10-2007 / 6-2008	Planning Dept.	None	N/A
	C. Locate base & unit.	6-2008 / 12-2012	Planning Dept/ City Hall	TBD	City/State/ Fed
5. Pursue the establishment of Mass transit	A. Request Mayor & Council pass Resolution of support for bus transit.	6-2007 / 12-2007	Mayor & Council	None	
	B. Lobby State legislators to establish “Brain Train” commuter rail & express/local bus.	1-2008 / 12-2012	Mayor / City Hall	None	
6. Establish a marketing plan to recruit retirees.	A. Establish steering committee.	1-2008/12-2008			
	B. Create marketing plan.	1-2009 / 12-2009			
	C. Implement plan.	1-2010 / 12-1212			
7. Investigate feasibility of Establishing a Department of Economic Development	A. Determine precise purpose and tasks.	2-2007 / 10-2007	City Hall/ Mayor and Council	\$1600	City General fund
	B. Determine Costs/Benefits.	3-2007 / 6-2008	City Hall/ Mayor and Council	\$1600	City General fund
	C. Determine whether budget will accommodate.	6-2007 / 12-2008	City Hall/ Mayor and Council	\$800	City General fund
8. Investigate feasibility of establishing a Convention and Visitors Bureau.	A. Determine Costs/Benefits & sources of funding.	5-2007 / 12-2009	City Hall / Mayor and Council	\$1500	City General Fund

9 Improve Tourism Collateral	A. Work with City Partners to fund additional collateral/marketing efforts.	3-2007 / 12-2012	City Hall/Historical Society/ Chamber Tourism Comm./ TDDA	\$8000	City General Fund/ Hotel/Motel Tax
	B. Explore potential collateral additions: a) Historic District Driving Brochure b) City focused brochures: (1) Downtown Business Guide. (2) Restaurant Guide. (3) Shopping Guide, entire City. (4) Annual Events Brochure. (5) City Attractions Brochure. c) City Demographics Brochure.	5-2007 / 12-2012	City Hall/Historical Society/ Chamber Tourism Comm./ TDDA	\$30000	City General Fund/ Hotel/Motel Tax

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY: Natural Resources</b>					
1. Construct Reservoir.	A. Negotiate with Alabama on Minimum flow at state line.	10-2006/ 12-2008	City / county / HC Water Authority/ Regional Water Auth	\$500000	State/County
	B. Determine precise location of reservoir (bigger the better); recommend on Tallapoosa River.	1-2007 / 12-2009	City / county / HC Water Authority/ Regional Water Auth	\$2000000	State/County
	C. Purchase land, obtain Army Corp permit.	1-2010 / 12-2012	City / county / HC Water Authority/ Regional Water Auth	\$25,000,000	State/County
	D. Construct dam; investigate feasibility of having hydro-electric (supply electric to entire County).	12-2012 / 1-2018	City / county / HC Water Authority/ Regional Water Auth	\$40,000,000	State/County
2. Implement policy of having a neighborhood park in each of the 6 planning districts.	A. Determine minimum standard amenities potentially available.	10-2006 / 6-2007	Mayor & Council / Planning Dept / Planning Commission/	\$2000.	City gen. fund
	B. Determine which districts to implement in first.	1-2006 / 6- 2007	Mayor & Council / Planning Dept / Planning Commission/	\$1000	City gen. Fund
	C. Contact District citizen/residents to determine their level of interest/support.	6-2007 / 12-2007	Mayor & Council / Planning Dept / Planning Commission/	\$1500	City gen. Fund
	D. Purchase land & develop neighborhood park.	10-2007 / 12-2009	Mayor & Council / Planning Dept / Planning Commission/	\$100,000	City gen. Fund/SPLOST County/State

3. Pursue being designated a Tree City USA./Establish	A. Determine funding agreement/level (must be \$2. per capita)	1-2007 / 6-2007	Mayor & Council / Planning Dept / Planning Commission/	\$6000 per year	City General fund
	B. Create master planting plan (include golf course)	3-2007 / 12-2007	Mayor & Council / Planning Dept / Planning Commission/	See A.	
	C. Determine where to start first, and how much to accomplish per year	10-2007 / 6-2008	Mayor & Council / Planning Dept / Planning Commission/	See A.	
	D. Implement schedule	6-2008 / 12-2013	Mayor & Council / Planning Dept / Planning Commission/	See A.	
4. Construct City wide multi-use recreation complex.	A. Location has been selected. Need to confirm final design and engineering (grading)	1-2007 / 10-2007	Mayor & Council / City Hall / Planning Dept.	TBD	Gen. Fund. SPLOST
	B. Create improvement schedule.	3-2007 / 12-2007	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen Fund
	C. Implement schedule.	10-2007 / 12-2012	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen. Fund/SPLOST
5. Helton Howland Park	A. Master Plan need updating and scheduling implementation.	3-2007 / 12-2012	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen. Fund/SPLOST
6. Rayford Roberts Athletic Complex	A. Needs a Master Improvement Plan created & implemented.	10-2007 / 12-2009	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen. Fund/SPLOST
	B. Signage at park and “wayfaring” system needs to be created and installed throughout City (also applies to other City facilities).	6-2007 / 12-2009	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen. Fund/SPLOST
7. Tally Mountain Golf Course.	A. Golf Course need a Master Improvement Plan, including landscaping / tree planting (would tie into Tree City designation).	3-2007 / 12-2012	Mayor & Council / City Hall / Planning Dept.	TBD	City Gen. Fund/SPLOST

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY: Cultural Resources</b>					
1. Renovate old High School into a Civic Center.	A. Hire & design master plan for Civic Center	12-2006 / 6-2007	City Hall	\$25,000	City / LDF grant
	B. Contract for stabilization work	6-2007 / 12-2007	City Hall	\$100,000	City / LDF grant
	C. Contract for remainder of construction renovation work	10-2007 / 6-2008	City Hall	\$100,000	City / LDF grant
	D.				
2. Pursue National Register Designation for the historic downtown of Tallapoosa.	A. Pursue additional funds for Façade renovation program	10-2006 / 6-2007	TDDA / Betterhometown	\$20,000	CRA bank funds
	B. Operate two additional rounds of façade (10 more buildings)	3-2007 / 10-2007	TDDA / Betterhometown		CRA bank funds
	C. Request that HPD review historic downtown district.	1-2008 / 3-2008	TDDA / Betterhometown		CRA bank funds
	D. Pursue remainder of nomination.	5-2008 / 6-2009	TDDA / Betterhometown		CRA bank funds
3. Pursue a Scenic Byway designation for a route through	A. Review existing proposed route: "Georgia Rural Farm, Tallapoosa River Crossings Scenic Byway" .	10-2006 / 6-2007	Planning Dept/ Chamber Tourism/ Coosa Valley RDC	\$1000	Chamber Tourism Funds

Tallapoosa and Haralson County.	B. Contact property owners, follow regular process to have route designated.	4-2007 / 10-2007		\$1000	Chamber Tourism Funds
	C. Author CMP.	10-2007 / 6-2007		\$4000	Chamber Tourism Funds
	D. Advertise Scenic Byway	6-2007 / 12-2013		\$1500	Chamber Tourism Funds
4. Create marketing program for all the City amenities/activities.	A. City hosts many family events. City needs brochures for: Shopping, Events, Attractions, Restaurants, Etc.	3-2007 / 12-2008	Planning Dept. / TDDA / Chamber Tourism Committee	\$5000	City / Chamber funds

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY:</b> Community Facilities and Services (Includes updates to City ordinances and regulations)					
1. Create and implement a Capital Improvement Plan (CIP).	A. Determine good estimate on available annual funds for CIP	10-2006 / 10-2007	Mayor & Council/ Planning Dept./ Planning Commission	<u>TBD</u>	SPLOST/ LOST/ GRANTS
	B. Itemize priority list for spending these funds (recommend neighborhood park be high priority); must comply with SPLOST / LOST public list.	6-2007 / 6-2008	Mayor & Council/ Planning Dept./ Planning Commission	TBD	SPLOST/ LOST/ GRANTS
	C. Begin completing items listed on CIP.	3-2008 / 12-2013	Mayor & Council/ Planning Dept./ Planning Commission	TBD	SPLOST/ LOST/ GRANTS
2. Lobby State Legislature to adopt enabling legislation so any City which desires can utilize MOST (municipal option sales tax) and FOSTER (fuel option sales tax)	A. Pass Support resolution; County Commission and all 4 cities.	9-2006 / 1/2007	Mayor & Council	None	
	B. Present to Senator Heath; Representatives Butler & Maxwell; Governor Purdue	10-2006 / 2-2007	Mayor & Council		
	C. Obtain support from ACCG	9-2006 / 12-2007	Mayor & Council		
3. Fund construction of a city-wide	A. Complete preliminary design of recreation complex.	9-2006 / 8-2007	Mayor & Council/ City Hall	TBD	SPLOST/ General fund



recreation complex between Tally Mt. Golf Course and Helton Howland Park.	B. Determine improvement schedule.	2-2007 / 12-2007	Mayor & Council/ City Hall	TBD	SPLOST/ General fund
	C. Complete initial grading plan.	3-2007 / 12-2007	Mayor & Council/ City Hall	TBD	SPLOST/ General fund
	D. Coordinate with County for grading assistance.	8-2007 / 6-2008	Mayor & Council/ City Hall	TBD	SPLOST/ General fund
	E. Construct scheduled improvements.	6-2008 / 12-2012	Mayor & Council/ City Hall	TBD	SPLOST/ General fund
4. Establish a street improvement program	A. Minimum street construction standards for existing, substandard streets would comply with UDO standards.	1-2010 / 12-2012	Mayor & Council/ City Hall / Planning Dept.	TBD	
	B. Determine how to fund, funding level.	6-2010 / 12-2012	Mayor & Council/ City Hall / Planning Dept.		FOSTER / MOST / SPLOST
	C. Create improvement schedule.	1-1211 / 12-2012	Mayor & Council/ City Hall / Planning Dept.		FOSTER / MOST / SPLOST
5. Pursue the construction of a second wastewater treatment plant, closer to I-20.	A. Perform needs assessment.	1-2007 / 12-2007	City Hall/ consultant	TBD	MOST / SPLOST / GEFA
	B. Evaluate various locations.	8-2007 / 12-2008	City Hall / consultant	TBD	MOST / SPLOST / GEFA
	C. Fund land purchase & construction.	1-2008 / 12-2012	Mayor & Council / City Hall / Consultant	TBD	MOST / SPLOST / GEFA
6. City Natural Gas System	A. Upgrade and extend system to meet requirements of the Public Service Commission and demand.	1-2007 / 12-2012	Mayor & Council / City Hall	TBD	SPLOST / MOST / GEFA / GAS SYSTEM REVENUE
7. Fire Station construction	A. Pursue the replacement of the existing Fire Station near the downtown area.	1-2007 / 12-2008	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
	B. Investigate the need for a second station between Downtown and I-20.	6-2007 / 12-2009	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
8. Police Station Construction	A. Pursue a new Police Station/possibly co-located Public Safety Complex.	1-2007 / 12-2009	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
9. New City Hall	A. Investigate the possibility of relocation City Hall to near the Old High School in the other old Elementary school	3-2007 / 12-2010	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
10. City Library.	A. Determine needed renovations and repairs to library.	2-2007 / 12-2009	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
	B. Investigate the expansion of the library.	6-2007 / 12-2012	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund

11. Senior Building.	A. It is in excellent condition. However, the storm water control & landscaping surrounding the building needs and upgrade.	3-2007 / 12-2009	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
12. City Cemetery.	A. Need to have an implementation schedule for improvements planned at Pollard Addition.	6-2007 / 12-2008	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
	B. Old and new section along street ROW needs decorative fence & entry gates.	10-2007 / 12-2008	Mayor & Council / City Hall	TBD	SPLOST / MOST / City Gen. Fund
13. City emergency.	A. The City needs to evaluate the benefits of establishing a Tallapoosa Emergency (City Emergency, say 811)	6-2007 / 12-2009	Mayor & Council / City Hall / Police & Planning Dept	TBD	SPLOST / MOST / City Gen. Fund
14. Subdivision Ordinance.	A. Either separately or as part of UDO creation, this ordinance needs to be updated.	12-2007 / 12-2009	Planning Dept/ Planning Commission	\$2000.	City Gen. Fund
15. Grass & Weeds Ordinance	A. Needs to be reviewed for effectiveness.	3-2007 / 12-2007	Police & Planning Dept/ Planning Commission	\$1000.	City Gen. Fund
16. Junk Car Ordinance	A. Needs to be reviewed to determine if it might be too restrictive.	6-2007 / 6-2008	Police & Planning Dept/ Planning Commission	\$1000.	City Gen. Fund
17. Explore the possibilities of enlarging the Museum.	A. Determine feasibility/facility design.	2-2007 / 6-2008	City Hall / Museum League	\$3000	City General Fund
	B. Determine Costs.	2-2007 / 6-2008		\$2,000	City General Fund
	C. Obtain funding.	3-2007 / 12-2008		None	City General Fund
	D. Construct structure addition.	6-2007 / 12-2010		\$52,000	City General Fund/ Museum League/ Grants

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY: Housing</b>					
1. Continue to pursue CDBG funds to help people renovate their homes.	A. Identify target zones for CDBG.	10-2006 / 6-2007	Planning Dept / Planning Commission	TBD	CDBG / City Gen Fund
	B. Realign grant operating parameter to make more reasonable to applicants.	10-2006 / 6-2007	Planning Dept / Planning Commission	TBD	CDBG / City Gen Fund
	C. Apply for CDBG.	3-2007 / 12-2007	Planning Dept / Planning Commission	TBD	CDBG / City Gen Fund
	D. Implement received grants.	10-2007 / 12-2012	Planning Dept / Planning Commission	TBD	CDBG / City Gen Fund
2. Perform a feasibility study on the benefits and difficulties in enacting Impact Fees.	A. Contract with qualified impact fee lawyer.	10-2007 / 6-2008	Mayor & Council / Planning Dept / Planning Commission/ City Hall	TBD	City Gen Fund
	B. Identify and estimate costs for various infrastructure work under impact fees.	3-2008 / 12-2008	Mayor & Council / Planning Dept / Planning Commission/ City Hall	TBD	City Gen Fund
	C. Determine cost & if we wish to implement.	10-2008 / 6-2009	Mayor & Council / Planning Dept / Planning Commission/ City Hall	TBD	City Gen Fund
	D. If desired, implement.	6-2009 / 12-2012	Mayor & Council / Planning Dept / Planning Commission/ City Hall	TBD	City Gen Fund

## SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline Start / Finish	Responsible Party	Cost Estimate	Funding Source
PLANNING CATEGORY: Land Use					
1. Study Impact Fees.	A. See above.				
2. Enforce minimum construction standards.	A. Currently ongoing.	10-2006 / 12-2012	Police & Planning Dept / Mayor & Council	TBD	City Gen. fund
3. Urge the City and County to work together.	A.	1-2006 / 12-2012	City & County		
4. Explore the creation of a TDR system.	A. Establish steering committee.	10-2007 / 12-2012	Planning Dept/ Planning Commission / County	TBD	City/County Gen. Funds.
	B. Evaluate cost/benefit	3-2008 / 12-2012	Planning Dept/ Planning Commission / County	TBD	City/County Gen. Funds.
	C. If beneficial, adopt and perform substantial public education.	6-2010 / 12-2012	Planning Dept/ Planning Commission / County	TBD	City/County Gen. Funds.
5. Develop Land Use Evaluation Criteria.	A. Create a usable evaluation system to determine if land use as assigned is the best and highest use.	6-2007 / 12 - 2010	Planning Dept / Planning Commission	\$3000.	City Gen. Fund

## SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
PLANNING CATEGORY: Transportation					
1. Create sidewalk improvement master plan.	A. Evaluate, on District basis, existing sidewalks, simultaneously indicating which sidewalks are in bad shape.	6-2007 / 6-2008	Planning Dept/ Planning Commission / Mayor & Council	\$3000	City General fund
	B. Evaluate where sidewalks need to be.	6-2007 / 6-2008	Planning Dept/ Planning Commission / Mayor & Council	\$1000	City General fund
	C. Prioritize the installation of sidewalks.	4-2008 / 12-2008	Planning Dept/ Planning Commission / Mayor & Council	\$500	City General fund
	D. Begin construction work to install.	10-2008 / 12-2012	Planning Dept/ Planning Commission / Mayor & Council	TBD	City General Fund/SPL OST
2. Create a bike lane improvement master plan.	A. Evaluate, on District basis, need and feasibility of installing bike lanes. Establish minimum design criteria and exemptions for such criteria.	6-2007 / 6-2008	Planning Dept/ Planning Commission / Mayor & Council	\$3000	City General fund

	B. Prioritize the installation of sidewalks.		4-2008 / 12-2008	Planning Dept/ Planning Commission / Mayor & Council	\$500	City General fund
	C. Begin construction work to install.		10-2008 / 12-2012	Planning Dept/ Planning Commission / Mayor & Council	TBD	City General Fund/SPL OST
2. Evaluate maximum speeds allowed on City roads.	A. Create map showing speeds now allowed on all city streets.		10-2007 / 6-2008	Planning Dept / Planning Commission	\$1500	City General Fund
	B. Evaluate whether or not those speed maximize safety.		6-2008 / 6-2009	Planning Dept / Planning Commission Police Dept.	\$3000	City General Fund
	C. Make changes where necessary, coordinating with GDoT if needed.		6-2009 / 12-2012	Planning Dept / Planning Commission/ Police Dept/ GDoT	\$10,000	City General Fund GDoT funds
3. State Highway Improvements.	A. GA 100 South of US 78	1. Four lane from McAdams Drive to Honda Parkway.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		2. Install center turn lane/grassed median from Honda Parkway to Walkers Creek Bridge.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		3. Upgrade Walkers Creek Bridge.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.

		4. Four lane from Walkers Creek Bridge to Payne Milling Road (WCC).	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		5. Center turn lane/grassed median from WCC to downtown.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	B. GA 100 US 78 North to GA 120	1. Lift drainage structures.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		2. Pursue curb & gutter.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		3. Add Bike lanes/sidewalks where applicable.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	GA 100 & GA 120 intersection	1. Construct Park & Ride.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		2. Install center turn lane all 4 corners.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		3. Install right turn lane all 4 corners.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		4. Make bike/pedestrian friendly.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	C. GA 100 north of GA 120 (to	1. Install center turn lane/grassed median.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.

	Tallapoosa Bridge)	2. Right turn lanes at all corners.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		3. Install bike lanes both sides.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		4. Install 5' sidewalks both sides.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	D. GA 120	1. Install center turn lane/grassed median to just past high school.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		2. Install right turn lanes at all corners.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
		3. Install bike lanes and 5' sidewalks both sides (will need upgrade on bridge over Greenes Creek).	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
E. US 78	1. Install center turn lane from City limit to City limit.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.	
	2. Install right turn lane at all corners.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.	
	3. Install bike lanes & 5' sidewalk on both sides.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.	
	4. Pursue streetscape improvements all along 78 similar to Head Ave; include fountain (traffic circle control) at Head Ave & Alabama Street.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.	



		5. Alter US 78/GA 100 exit at Bridges Shell (to allow truck traffic turns + delayed greens)	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
4. Interstate improvements.	A.	Add third lane in each direction from Alabama to Villa Rica.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	B.	Improve overpass at Exit 5: such that 6 lanes of traffic can be installed under overpass. (bridge must be redesigned/elevated)	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	C.	Pursue the annexation of I-20, at least to the Welcome Center.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	D.	Pursue the installation of Truck Weigh Stations on both sides of I-20 near Welcome Center.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	E.	Construct flyover over I-20 so emergency vehicles can quickly reach Welcome Center.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	F.	Install lights at Exit 5, remove trees for ½ mile each direction from Exit and substantially improve landscaping.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
5. Mass transit.	A.	Pursue Amtrak stop.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	B.	Pursue Commuter Rail station.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT	TBD	GDoT funds Fed. Funds.
	C.	Pursue local intra & inter county, plus express bus service.	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT / County	TBD	GDoT funds Fed. Funds.

	D. Work to improve West Georgia Regional Airport (improve aesthetics, funding mechanism).	6-2007 / 12/2012	Mayor & Council / Planning Dept / GDoT / Airport Authority / County	TBD	GDoT funds Fed. Funds.
6. Local transportation.	1. Following UDO, improve streets such that they are widened to standard, curb & gutter, cul de sacs, are installed and bike lanes/sidewalks installed where appropriate.	6-2007 / 12/2012	Mayor & Council / Planning Dept / Planning Commission	TBD	SPLOS T / MOST / FOSTER / GDoT
	2. Complete the evaluation and creatio of a street register.				
	3. Complete a Major Thoroughfare Plan.				

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<b>PLANNING CATEGORY</b> Intergovernmental Coordination					
1. Properly negotiate and adopt a new Service Delivery Strategy agreement.	A. To prevent City residents from subsidizing County services for unincorporated citizens, this process must be completed.	2007	Mayor & Council City Hall County	None	N/A
2. Urge the County to establish city growth boundaries (annexation OK zone) and a Rural Preservation District.	A. To allow for the orderly development of the County, and to recognize the existence of already installed infrastructure, and to improve the annexation process, this is recommended.	2007	Mayor & Council City Hall County	None	N/A
3. Lobby for County support of MOST and FOSTER.	A. City's having the ability to fund their projects through their own initiative without raising property tax is crucial. FOSTER would benefit City & County.	2007 -2008	Mayor & Council City Hall County	None	N/A
4. Work to guarantee that all Health Department services are provided to the City citizens, as well as County citizens.	A. Health Department is more effective, and receive superior training to investigate complaints regarding potential health problems than City staff.	2007	Mayor & Council City Hall County	None	N/A
5. Coordinate with County issuing authority relative to LDA's, so they issue for City.	A. Would be beneficial to work out contract whereby LDA's are issued by Haralson County.	2007-2009	Mayor & Council City Hall County	None	N/A
6. Explore the use of TDR's & a County based TDR bank.	A. Long process, but would most likely benefit and help preserve farm land.	2007-2010	Mayor & Council City Hall County	None	N/A

<p>7. Relative to mutual aid, general assistance, might be wise, as part of SDS review to adopt an actuary table to track assistance provided to each government.</p>	<p>A. Create system where each government submits bill to recipient governmental entity for assistance provided. Recommend done on monthly basis, other government would verify aid received. At some point, balance would be paid off. Would provide a good opportunity to see precisely what each government is providing to each other.</p>	<p>2007-2008</p>	<p>Mayor &amp; Council City Hall County</p>	<p>\$8000</p>	<p>City / County Gen. Fund.</p>
---	--	------------------	---	---------------	-------------------------------------

**Report of Accomplishment – City of Tallapoosa**

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Market industrial parks through development organizations.	<b>UNDERWAY</b>	
Support new commercial development along all other selected sites as provided by both cities and county.	<b>UNDERWAY</b>	
Advertisement of nationally known artisans	<b>NOT ACCOMPLISHED</b>	Determined not to be a role the City should play, nor can the City justify expending scarce tax revenue on this specific type of activity.
Target industries for locations that provide the best match for current services and facilities offered by Tallapoosa.	<b>UNDERWAY</b>	
Pursue development of an active arts and crafts committee and pursue funding for coordination of such activities.	<b>NOT ACCOMPLISHED</b>	Determined not to be high priority of the City. Not adequate enough interest on the part of our Citizens to justify pursuit of this objective.

<p>Further develop programs that provide partnership between schools and business such as the Mentor Program</p>	<p><b>NOT ACCOMPLISHED</b></p>	<p>City does not have an independent school district. This activity should be handled by the County school system.</p>
<p>Promote activities, which provide for expansion and retention of existing industry.</p>	<p><b>UNDERWAY</b></p>	
<p>Promote utilization, preservation, and development of scenic sites for tourism and other economic development.</p>	<p><b>UNDERWAY</b></p>	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to support Ga Forestry Comm. efforts in fire protection and forestry management.	<b>UNDERWAY</b>	
Promote and support Tree City, USA.	<b>NOT ACCOMPLISHED</b>	Determined to be too expensive to pursue during this period of the Comprehensive Plan. Need to lobby citizens and elected officials to support this worthwhile endeavor.
Inform owners of income- producing historic property about the federal tax incentive for rehab and all historic state owners about tax incentives for historic rehab.	<b>NOT ACCOMPLISHED</b>	Determined to be relatively unfair to those who do not utilize the program. Additionally, the operation of the incentives is cumbersome and extremely complex.
Seek downtown design assistance and services from UGA-Business Outreach.	<b>UNDERWAY</b>	
Support the establishment of a heritage education program in the County School System.	<b>NOT ACCOMPLISHED</b>	Determined to be the role of an organization similar to the Historical Society, or another private sector entity.

<p>Seek downtown design assistance and services from UGA-Business Outreach.</p>	<p><b>ACCOMPLISHED. STILL ONGOING.</b></p>	
<p>Support the establishment of a heritage education program in the County School System.</p>	<p><b>NOT ACCOMPLISHED</b></p>	<p>Not a role the City feels it has the resources to expend in this manner. If the County school system has a program and requests support, the City would be happy to provide support.</p>
<p>Conduct a comprehensive survey of historic resources, or participation in a countywide survey.</p>	<p><b>NOT ACCOMPLISHED.</b></p>	<p>Generally done on a county-wide basis. At this point, the County has not attempted to accomplish recently.</p>
<p>Incorporate survey data into city's land use maps.</p>	<p><b>COMPLETED.</b></p>	<p>This may be odd, but the City has a good, active, effective Historical Society. Members of that Society are on the Planning Commission. During the recent 2 year update to the zoning ordinance, known historical structures were reflected in the creation of RH (residential historic) and CH (commercial historic).</p>
<p>Prepare more detailed developmental histories, as needed to evaluate the significance of historic resources.</p>	<p><b>UNDERWAY.</b></p>	
<p>Nominate eligible properties onto the National/GA Register of Historic Places.</p>	<p><b>COMPLETED</b></p>	



Facilities and Services		
Activity	Status	Explanation
Continue work on recently approved Haralson Countywide (including the Cities) E-911 Emergency Response System.	<b>COMPLETED</b>	
Upgrade water and sewer facilities to year 2014.	<b>UNDERWAY</b>	
Upgrade and expand existing city services including, but not limited to, water, sewer, recreation, fire and police.	<b>UNDERWAY</b>	
Encourage recycling efforts throughout the city.	<b>NOT ACCOMPLISHED.</b>	Not a high priority at this time.
Continue to encourage and support cultural activities, facilities, as well as community-wide events.	<b>COMPLETED.</b>	

<p>Upgrade and increase capacity of existing sewer plant (Continued from 1994-2000).</p>	<p><b>POSTPONED.</b></p>	<p>The City anticipates increasing capacity in the next 5 year period. Growth since 1994 did not warrant pursuing this priority.</p>
<p>Pursue funding for upgrade of the fields and parks in Tallapoosa.</p>	<p><b>UNDERWAY</b></p>	
<p>Construct new Police Department and Fire Station.</p>	<p><b>POSTPONED.</b></p>	<p>The need has been established. Determining the precise path to follow to provide a new police &amp; fire station to our profession public safety practitioners has not yet been precisely determined. However, it should occur over the next 5 years.</p>

Housing		
Activity	Status	Explanation
Encourage residential development in areas that can already be served with existing services such as water and sewer.	<b>UNDERWAY</b>	
Provide for quality multi-family housing through better design and aesthetic standards.	<b>NOT ACCOMPLISHED</b>	It has been determined that the City has an adequate base of multi-family and that relatively we would prefer to see NONE developed in the future, as the existence of a pool attracts transients.
Continue to update building codes to comply with State Minimum Building Requirements.	<b>UNDERWAY</b>	

Land Use		
Activity	Status	Explanation
Periodic review of the Tallapoosa Zoning Ordinance to insure its appropriateness and legal standing.	<b>UNDERWAY</b>	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Waco**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Population Change					
1. Population has changed. Older population is dying. Younger people are moving into the city.	Create a Downtown Development Authority	2007 - 2010	City	\$25,000	General Fund/Grants
2. People are drawn to Waco because of its location, accessibility, rural lifestyle, and educational opportunities.	Promote the new Character Areas	2007-2011	City	0	N/A

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
1. Waco needs more commercial/retail, especially downtown.	<p align="center">Create a Downtown Development Authority (Already listed see Population)</p>				
2. Zoning for industry is limited.	Continue to Update Zoning	2007-2011	City	0	N/A

3. West Central Technical College, headquartered in Waco, is continually developing strategies for further economic development which includes Waco.	Partner with West Central Technical College	2007-2011	City	0	N/A
--	---	-----------	------	---	-----

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Cultural Resources					
1. Need heritage, historical sites to be identified.	Create a Study of Heritage and Historic sites	2007-2011	City	\$10,000	Grants
2. Twelve thousand square feet for conference center space.	Create a Cultural Events Program	2007-2011	City	\$10,000	General Fund /Grants

## SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Facilities and Services					
1. We'll need increased police, fire coverage as we grow in the next five years.	Seek funding for increased police and fire protection	2007-2011	City	\$100,000	Grants/Loans
2. City Hall could use drive-through and standard upkeep and renovation.	Seek funding for improvements for City Hall	2007-2011	City	\$100,000	Grants/Loans
3. Expand spray field.	Seek funding to expand spray field	2007-2011	City	\$100,000	Grants/Loans



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Housing					
1. Annexation restrictions inhibit housing growth and development.	A. Study possible future annexations over the next five years	2007	City	\$10,000	General Fund Grants
2. Downtown revitalization.	A. Create a Downtown Development Authority  (Already listed see Population)				

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Land Use					
1. Need to create land use maps and zoning maps.	Updating land use and zoning maps	2007	City/CVRDC	0	N/A

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Transportation					
1. Sidewalks need repairs.	A. Seek TE funding for streetscape project	2007-2009	City	\$100,000	Grant
2. Additional sidewalks from City Hall to West Central Technical College to connect points of interest.	A. Seek TE funding for streetscape project	“	“	“	“

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination					
1. Good working relationships with other entities.	A. Continue	2007-2011	Cities/County	0	N/A

**Report of Accomplishment – City of Waco**

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Support new commercial development along all major corridors and within other selected sites as provided by both the cities and county.	<b>Underway</b>	
Target industries for location that provides best services and facilities offered by City.	<b>Underway</b>	
Further develop programs that provide partnerships between the Chamber, schools and businesses. (ie. Mentor Program, Leadership)	<b>Underway</b>	
Promote activities which provide for expansion and retention of existing industry.	<b>Underway</b>	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Support Ga Forestry efforts in fire protection and forestry management.	<b>Underway</b>	
Develop preservation awareness activities and information.	<b>Underway</b>	
Nominate eligible properties onto the National/GA Register of Historic Places.	<b>Not Accomplished</b>	There are not any eligible home within the city.

Community Facilities and Services		
Activity	Status	Explanation
Upgrade and expand existing city services including but not limited to water, recreation and fire.	<b>Underway</b>	
Encourage recycling efforts throughout the City.	<b>Underway</b>	
Upgrade existing city facilities to install sewer to all city residents.	<b>Underway</b>	

Housing		
Activity	Status	Explanation
Encourage residential development in areas that can already be served with existing services such as water.	<b>Underway</b>	
Update building codes to comply with state minimums.	<b>Underway</b>	
Provide for quality multi-family housing.	<b>Underway</b>	



Land Use		
Activity	Status	Explanation
Update present ordinance including Waco Development Standards to reflect best management of land and community facilities.	<b>Underway</b>	
Update Future land use map.	<b>Underway</b>	

## Summary

Sunlight streaming through pine needles, cows grazing in a pasture, brick buildings with cars surging in and out at 7 am and 4 pm; these mental pictures describe a subjective concept that is key to Northwest Georgia and to Haralson County and its cities. That concept is rural quality of life. It is why some residents drive hours back and forth to work in Atlanta. It is why people move from Alaska and Michigan and Pennsylvania to live and work in this area. It is what is bringing increasing numbers of residents into the area. However, at the same time, local governments are facing the unwelcome prospect of change due to loss of jobs for skilled labor and rising residential growth.

Another facet of life in Northwest Georgia is agriculture. Many residents grew up on the farm or continue to raise livestock, and many retirees are coming back to their agricultural roots as hobby farmers. Land prices are rising and development pressures threaten farming operations. Some endure. The values of patience, conservation and diligence that make this country and its people strong were learned through hot summers and cold winters outdoors on these farms. If agriculture is lost in this area, the definition of what it means to live in rural Northwest Georgia will change forever.

Industry has made this region, in a sense. Artisans created the first tufted bedspreads and hung them on their clotheslines for tourists driving up from Florida to the Northeast to see and buy. Demand rose, mass production made the tufted bedspreads available to a mass market, and the technology was applied to rugs as well. From this came the carpet industry that we know today. Textile mills also created and sustained the Northwest Georgia economy. These industries, however, face increasing pressures and job losses has already occurred. Will industry continue to be a major employer, and if not, do residents have the job skills to enter other areas?

These challenges have been brought to the forefront as local governments have updated their comprehensive plan in order to maintain their Qualified Local Government status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, local governments of Haralson County and its cities and towns worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

Though the county and its cities stand separately, in completing the Community Agenda each local government walked a parallel path and reached a similar summit. From that summit, they viewed the long-term future of their community. Their beautiful rural vista faced developmental pressures. If protective changes were not made, that cherished view could be overlaid with unplanned residential growth, continued jobs loss, and declining quality of life. Having seen the need and having heard the concerns of the community, local governments developed a strategic community vision and a tactical five-year work program.

The Coosa Valley Regional Development Center has served the Northwest Georgia area through working with local governments to provide well-planned, well-suited, and well-funded projects that benefit the local community and the Coosa Valley region. Staff at the RDC has a combined total of one hundred and forty five years of experience in planning. This translates

into a thorough knowledge of local conditions, needs and resources, combined with solid relationships with local governments.

In working with local governments to create projects in their short-term work programs for the next five years, staff has highlighted those projects where funding sources are available. Staff has the challenge and the opportunity to match needs with funding sources. In suitable areas, partnerships with state, regional, and local governments could provide better results than city or county efforts alone. In jurisdictions, for example, residents would like to walk around the city; sidewalks are lacking. Sidewalk connectivity could be partially addressed with city funding. However, a successful application for a Transportation Enhancement grant through the Georgia DOT would allow the City to connect sidewalks throughout the community and maintain them, creating another feature to enhance residential quality of life. Another grant possibility would be the Rural Communities Development Initiative through the USDA, which calls for capacity building in rural communities to enhance economic, housing, and community development. The four counties have indicated a need for economic and cultural resource development and the match between their needs and this grant seems to fit.

Water and sewer infrastructure projects are predominant. Old water lines leak, costing the city or county money. Sewer may be reaching capacity. Water meters may be lacking. The city or county may need a water source and face an extensive water project. These projects are essential, but extremely expensive. One funding source that is suggested is a low-interest loan through the Georgia Environmental Facilities Authority; another proposed source is USDA Rural Development grants, while a third possibility is funding through the Appalachian Regional Commission. The Coosa Valley Regional Development Center is continually working with local governments to match infrastructure needs with funding sources.

The next five years will create challenges and opportunities for local governments as they continue their short-term work program projects. The Coosa Valley Regional Development Center staff are well-positioned to work with local governments to identify funding for these projects and providing planning services, as well as continuing to train a competitive work force, and caring for the aging population of these rural areas.

## **Other Plans**

As this planning process come to a close it is importation to note that there are several other County and Regional plans already in place which helped support this plan and should be considered addendums this plan. Other plans include:

Coosa Valley Regional Development Center – Regional Bicycle and Pedestrian Plan

Coosa Valley Regional Development Center – Regional Comprehensive Plan

Haralson County Solid Waste Management Plan

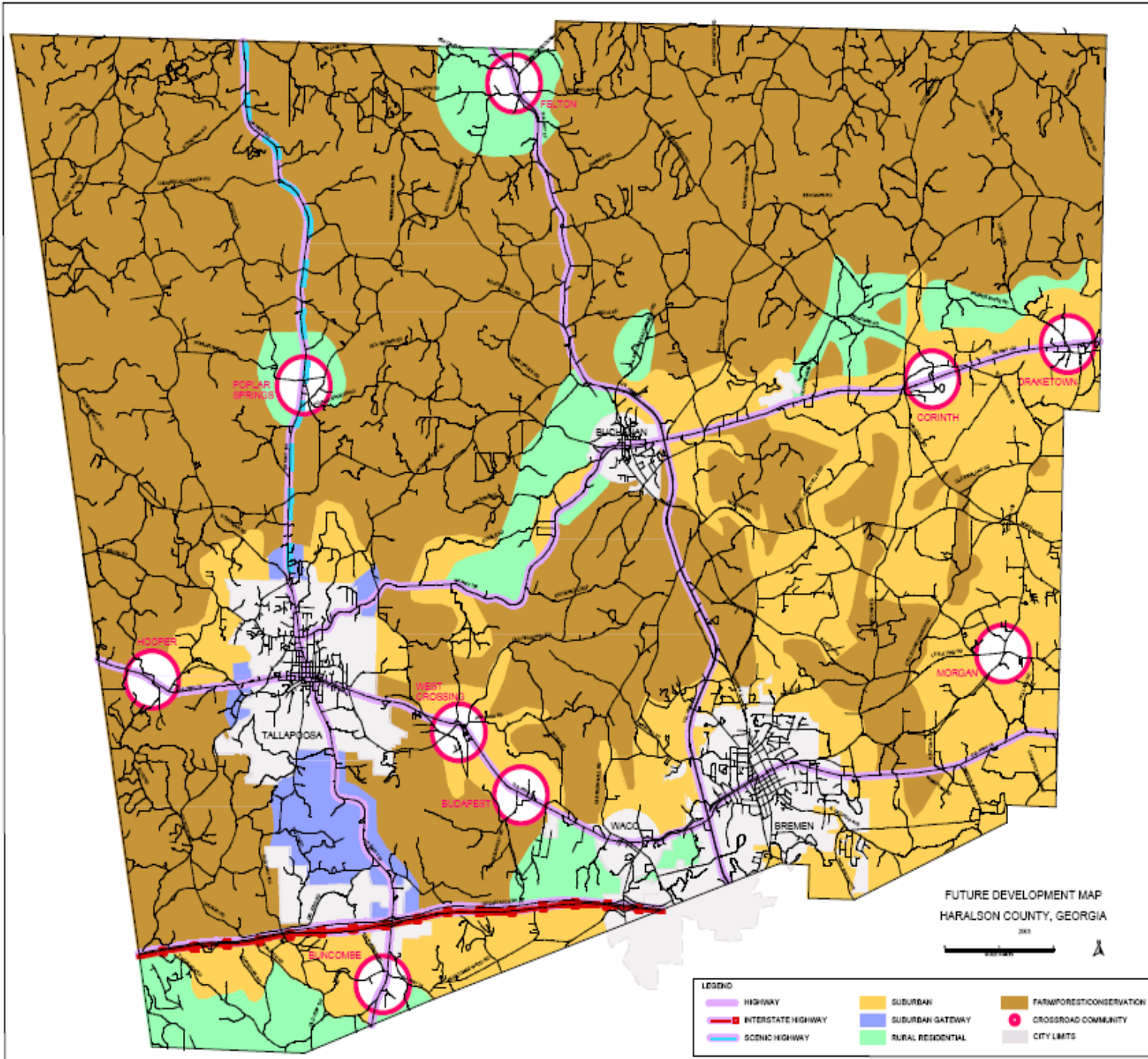
**Future Development Maps**

**for**

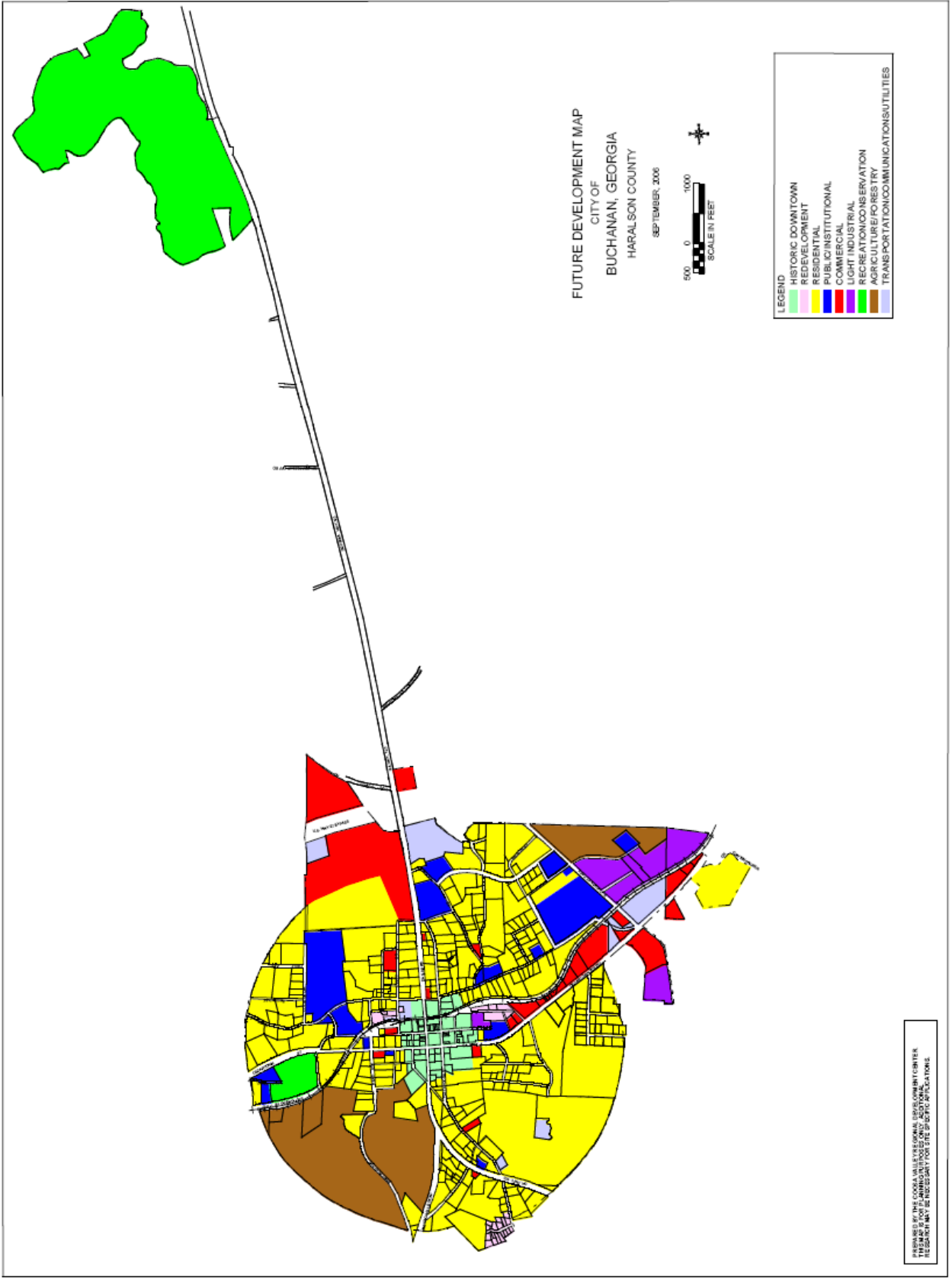
**Haralson County**

**And the cities of**

**Bremen, Buchanan, Tallapoosa, and Waco**



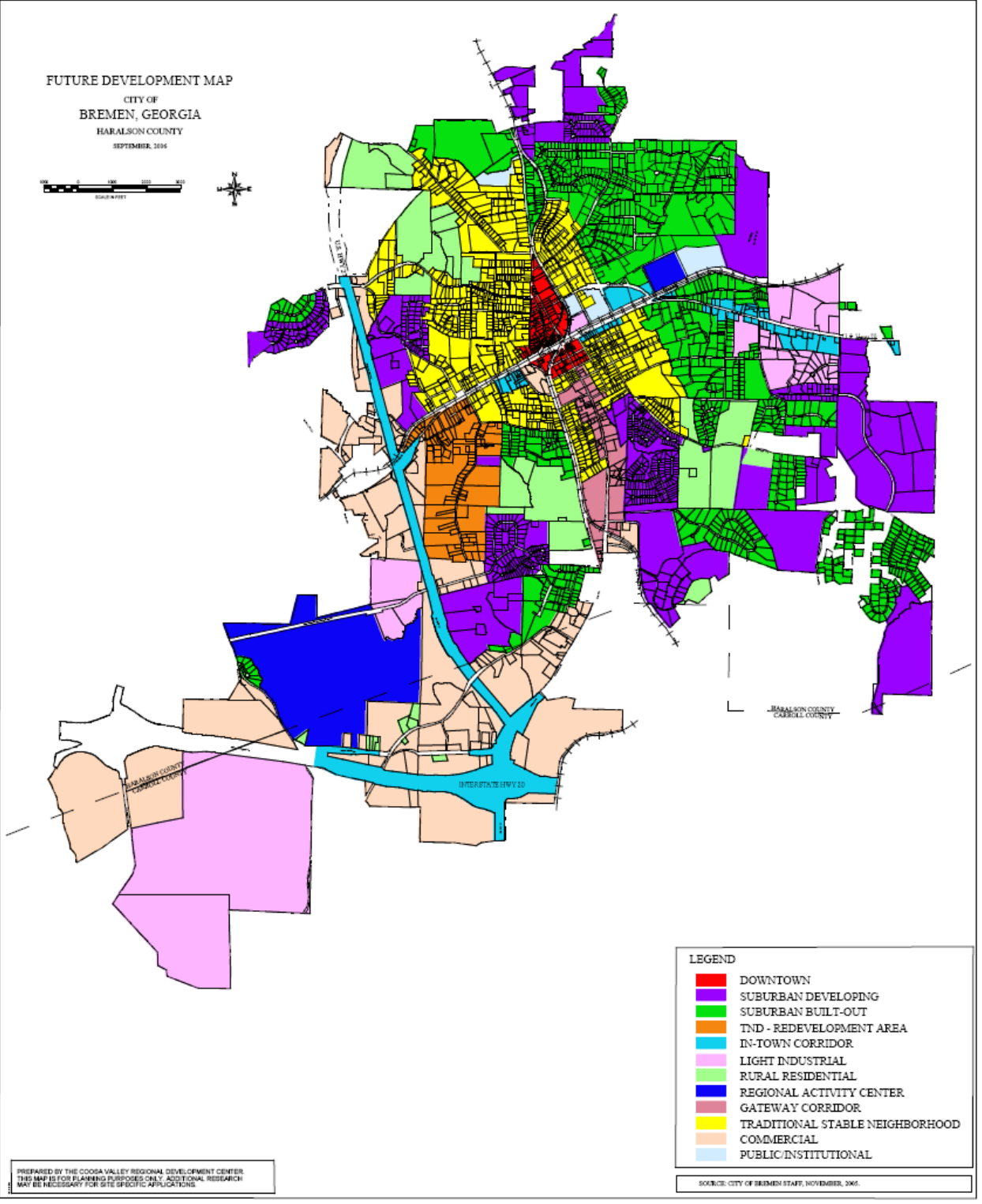




PREPARED BY THE COMMUNITY DEVELOPMENT CENTER  
 1000 W. BUCHANAN AVENUE, BUCHANAN, GEORGIA 30611  
 REVISIONS MAY BE NECESSARY FOR SITE-SPECIFIC APPLICATIONS.



FUTURE DEVELOPMENT MAP  
 CITY OF  
 BREMEN, GEORGIA  
 HARALSON COUNTY  
 SEPTEMBER, 2014



**LEGEND**

<span style="color: red;">■</span>	DOWNTOWN
<span style="color: purple;">■</span>	SUBURBAN DEVELOPING
<span style="color: green;">■</span>	SUBURBAN BUILT-OUT
<span style="color: orange;">■</span>	TND - REDEVELOPMENT AREA
<span style="color: cyan;">■</span>	IN-TOWN CORRIDOR
<span style="color: pink;">■</span>	LIGHT INDUSTRIAL
<span style="color: lightgreen;">■</span>	RURAL RESIDENTIAL
<span style="color: blue;">■</span>	REGIONAL ACTIVITY CENTER
<span style="color: brown;">■</span>	GATEWAY CORRIDOR
<span style="color: yellow;">■</span>	TRADITIONAL STABLE NEIGHBORHOOD
<span style="color: peachpuff;">■</span>	COMMERCIAL
<span style="color: lightblue;">■</span>	PUBLIC/INSTITUTIONAL

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER  
 THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH  
 MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: CITY OF BREMEN STAFF, NOVEMBER, 2005.



