

A JOINT COMPREHENSIVE PLAN FOR HARALSON COUNTY 2022-2026



Including the Cities of
Bremen, Buchanan,
Tallapoosa, and Waco

Prepared by The Northwest GA
Regional Commission

Table of Contents

ADOPTION RESOLUTIONS	1
ACKNOWLEDGEMENTS	6
WHY WE PLAN.....	9
PURPOSE	9
SCOPE.....	10
COMMUNITY PARTICIPATION AND INVOLVEMENT	10
STEEERING AND STAKEHOLDER COMMITTEES.....	11
COMMUNITY OUTREACH SURVEY	11
PUBLIC HEARINGS	12
HOW TO USE THIS PLAN	13
HOUSING TRENDS.....	20
ECONOMIC TRENDS	21
LAND USE	25
FUTURE DEVELOPMENT MAPS AND CHARACTER AREAS	39
CHARACTER AREA DESCRIPTIONS.....	51
FUTURE LAND USE DESCRIPTIONS.....	71
RURAL BROADBAND	73
IMPLEMENTATION PROGRAM	78
HARALSON COUNTY.....	78
CITY OF BREMEN.....	89
CITY OF BUCHANAN	108
CITY OF TALLAPOOSA.....	116
CITY OF WACO.....	148
APPENDIX A: COMMUNITY SURVEY RESULTS.....	156
APPENDIX B: DOCUMENTATION OF MEETINGS	167

ADOPTION RESOLUTIONS



Haralson County
Board of Commissioners

Ronald J. Ridley
Chairman/C.E.O.
A RESOLUTION
TO ADOPT THE

Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the *Haralson County Joint Comprehensive Plan (2022-2026) Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco* is now complete; and

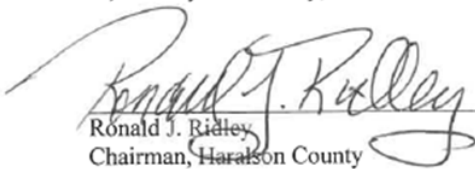
Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on December 28, 2021 at the Haralson County Administration Building at 10:00 am.

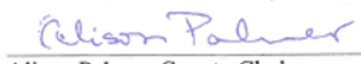
Now Therefore Be It Resolved, that the Board of Commissioners of Haralson County, Georgia hereby officially adopts the *Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco*

Resolved, 10th day of February, 2022

BY:


Ronald J. Ridley
Chairman, Haralson County

ATTEST:


Alison Palmer, County Clerk
Haralson County

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the *Haralson County Joint Comprehensive Plan (2022-2026) Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco* is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on December 28, 2021 at the Haralson County Administration Building at 10:00 am.

Now Therefore Be It Resolved, that the Mayor and Council of The City of Bremen, Georgia hereby officially adopts the *Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco*


Resolved, this [date] 2/21/2022

BY:



Sharon Sewell
Mayor, City of Bremen

ATTEST:



Amy Ridley, City Clerk
City of Bremen

**A RESOLUTION
TO ADOPT THE**

**Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen,
Buchanan, Tallapoosa, and Waco**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the *Haralson County Joint Comprehensive Plan (2022-2026) Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco* is now complete; and


Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on December 28, 2021 at the Haralson County Administration Building at 10:00 am.

Now Therefore Be It Resolved, that the Mayor and Council of The City of Buchanan, Georgia hereby officially adopts the *Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco*

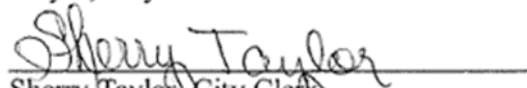
Resolved, February 21, 2022

BY:



AJ Scott
Mayor, City of Buchanan

ATTEST:



Sherry Taylor, City Clerk
City of Buchanan

Resolution number: 5606

Date: February 7, 2022

RESOLUTION

CITY OF TALLAPOOSA

Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the *Haralson County Joint Comprehensive Plan (2022-2026) Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco* is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on December 28, 2021 at the Haralson County Administration Building at 10:00 am.

Now Therefore Be It Resolved, that the Mayor and Council of The City of Tallapoosa, Georgia hereby officially adopts the *Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco*

RESOLVED this 7th day of February, 2022.

[Signature] (SEAL)
Mayor

[Signature] (SEAL)
COUNCILPERSON

[Signature] (SEAL)
COUNCILPERSON

[Signature] (SEAL)
COUNCILPERSON

____ (SEAL)
COUNCILPERSON

____ (SEAL)
COUNCILPERSON

ATTEST:

[Signature]
Polly Smith
Clerk, Mayor and City Council
City of Tallapoosa, Georgia

CORPORATE SEAL



185 Atlanta Avenue
P.O. Box 201
Waco, Georgia 30182



Phone 770.537.3314
Fax 770.537.6505
wacosam@bellsouth.net

**A RESOLUTION
TO ADOPT THE**

Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the *Haralson County Joint Comprehensive Plan (2022-2026) Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco* is now complete; and


Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on December 28, 2021 at the Haralson County Administration Building at 10:00 am.

Now Therefore Be It Resolved, that the Mayor and Council of The City of Waco, Georgia hereby officially adopts the *Haralson County Joint Comprehensive Plan (2022-2026): Including the Cities of Bremen, Buchanan, Tallapoosa, and Waco*

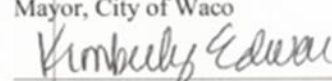
Resolved, this February 2, 2022

BY:



Travis Prichard
Mayor, City of Waco

ATTEST:



Kimberly Edwards, City Clerk
City of Waco

ACKNOWLEDGEMENTS

HARALSON COUNTY	BREMEN	BUCHANAN	TALLAPOOSA	WACO
County Commission	Mayor	Mayor	Mayor	Mayor
Ronnie Ridley (Chairman)	Sharon Sewell	AJ Scott	Brett Jones	Travis Prichard
David Tarpley	Dobson Harris	Stanley Freeland	Raymond Ballew	Stephen Nowlin
Jamie Brown	Salli Thomason	Steve Holcombe	Dan Pope	Gerry Pounds
John Daniel	James Otwell	Kendall Holderfield	Jonathan James	Byron Wright
Ryan Farmer	Lin Clayton	Angie Hood	Bobby Parker	Doug Brock
			Mark Smith	
Staff	Staff	Staff	Staff	Staff
Alison Palmer	Perry Hicks	Sherry Taylor	Philip Eidson	Kimberly Edwards
<i>County Clerk</i>	<i>City Manager</i>	<i>City Clerk</i>	<i>City Manager</i>	<i>City Clerk</i>
Sandi Couch	Amy Ridley		Polly Smith	
<i>Deputy Clerk</i>	<i>City Clerk</i>		<i>City Clerk</i>	

Steering Committee Members

Alison Palmer <i>County Clerk</i>	Kimberly Edwards <i>Waco City Clerk</i>	Sherry Taylor <i>Buchanan City Clerk</i>
Sandi Couch <i>County Deputy Clerk</i>	Travis Prichard <i>Waco Mayor</i>	Patrick Clarey <i>Tallapoosa Planning Coordinator</i>
Don Johnson <i>County Finance Director</i>	Dean Tanner <i>County Water Dept.</i>	Terry Edwards <i>County Public Works</i>
Glenda Wade <i>County Zoning Administrator</i>	Heath Lee <i>Buchanan Public Works</i>	Jackie Roberts <i>Tallapoosa Mayor Pro Tem</i>
Ronnie Ridley <i>County Commission Chairman</i>	Brian Walker <i>County Fire Dept. Chief/ EMA</i>	Michael Daniel <i>County Recreation Director</i>
	Eric McDonald <i>CEO Haralson Chamber of Commerce</i>	

INTRODUCTION

Introduction to the Joint Comprehensive Plan for Haralson County, and the Cities of Bremen, Buchanan, Tallapoosa, and Waco.

Located in Northwest Georgia, Haralson County is the state's 113th county. Named after U.S. congressman and state legislator, Hugh A. Haralson, the county was created in 1856 from parts of Carroll and Polk counties and covers 282 square miles. It can be found on the border with Alabama.

Haralson County is recognized for a rural quality of life, while being near major interstates and airports with four incorporated municipalities, a major hospital, local technical college, two public school systems.

History

Archeologists believe that humans have lived in Haralson County for at least 12,000 years, perhaps much longer. The county's archeological record suggests that Muskogean people have lived within its boundaries from the time of their arrival in Georgia, which is now believed to have been around 4-300 BC. The Dahlonega gold vein, which runs through the region, attracted the first non-native settlers to the area during the Georgia gold rush. Many of these people settled permanently, eventually displacing the Creek and later Cherokee Indians as a result of the Trail of Tears, circa 1837.

Although Haralson County's economy once revolved around gold mining, after the mines were depleted inhabitants made their living by farming, chiefly cotton, and harvesting the stands of lumber prevalent in the area. Some residents, notably those in Tallapoosa, took advantage of the area's magnificent natural beauty, a mineral spring, and the arrival of the railroad in the 1880s to encourage the tourist trade by developing hotels and resorts. One of the numerous northern visitors to the county was Ralph L. Spencer, a Connecticut land speculator and entrepreneur who established the Tallapoosa Land Mining and Manufacturing Company in 1887. Spencer organized Tallapoosa's first municipal electric light company, water works company, and athletic association.

When mining waned, Spencer embarked on what may have been his most interesting endeavor -- the establishment of a planned community for the purpose of wine making. He invited some of Pennsylvania's



Figure 1: Aerial view of the annual Fried Pie Festival in downtown Buchanan

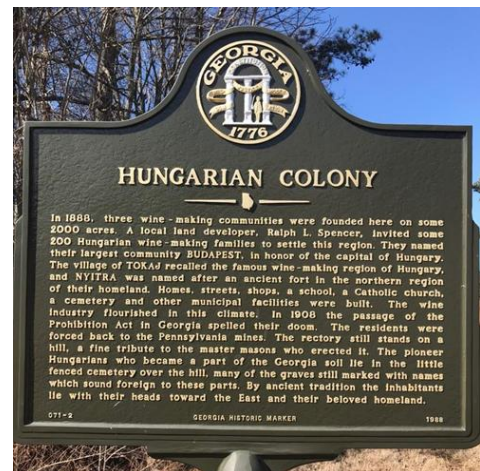


Figure 2: Historic Marker showcasing the historic Budapest settlement in Haralson County

Hungarian immigrants to leave their mining jobs and relocate to 2,000 acres near Tallapoosa, where they could produce wine. Led by their priest, Father Francis Janishek, 200 families accepted Spencer's invitation. They planted vineyards and established wineries in the community they named "Budapest." Their success with viticulture attracted other groups from around the country, many of whom established their own vineyards and wineries. Most notable among these were families of Slovakian origin who established a community called Nitra three miles north of Tallapoosa. The county's population became quite diverse as immigrants from other European regions joined the first groups.



Figure 3: Wineries have been a unique part of Haralson's heritage, from the historical Budapest settlement to modern-day farm wineries like Trillium Vineyards in Bremen.

Just as the county's vintners began to flourish, however, Georgia passed the Prohibition Act of 1907, effectively halting the industry and causing many of those in the new communities to leave the County.

Drawn to the community by to the crossing of two railroads, the intersection of two U.S. highways, and a good supply of labor, brothers Robert, Roy, and Warren Sewell moved their growing apparel company from Atlanta to Bremen in 1928. The success of the Sewells spawned numerous other clothing manufacturers in Haralson County. During the industry's peak in the 1970s, some 2,500 Bremen area residents, most of whom were women, worked in the city's apparel plants. During the 1980s and 1990s, most of the city's clothing manufacturers closed due to falling profits caused by foreign competition and the passage of the North American Free Trade Agreement in 1994 (NAFTA).



Figure 4: The family of Sewell textile companies played a significant role in Haralson's economy throughout most of the 20th century, and Sewell Clothing Company remains one of the few American-Made menswear manufactures in North America.

The history of these great companies and others like them is celebrated by the West Georgia Textile Heritage Trail, a tourism initiative that explores the rich heritage of the textile industry in the west Georgia region, from Dalton to Columbus. Following along the Highway 27 corridor, the Trail highlights historic communities that played a vital role in the cotton, hosiery, apparel, chenille, and carpet industries. The Trail promotes public programs, exhibits, events, and other activities that highlight the textile industry and its impact on the region.

Notable residents of Haralson include the late Tom Murphy, longtime speaker of the Georgia House of Representatives, and major league baseball player the late Whitlow Wyatt, who retired to a plantation near Buchanan.



WHY WE PLAN

Comprehensive planning is an important management tool for promoting a resilient community. Comprehensive planning provides a vision that describes and focuses on the future of the community as well as the efforts implemented by local governments to cater to the emerging needs, issues, and opportunities for community improvement while serving the people. The plan can be used to promote orderly and rational development as well as introduce programs to benefit individuals from youth to senior age in Haralson County, and the cities of Bremen, Buchanan, Tallapoosa, and Waco while preserving the communities' natural, historical, and cultural resources.

The comprehensive plan provides the tools to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides the community with the guide to achieve the development patterns it desires, such as: traditional neighborhoods, infill development, creating sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources, and accommodating economic growth and development.

Planning also helps the county and its municipalities invest their money wisely into infrastructure such as roads, water and sewer, schools, parks, green space, and other facilities to maintain and improve the quality of life for the residents of Haralson County.

PURPOSE

The *Joint Comprehensive Plan* represents the community's vision, goals, policies, key needs, and opportunities that the community intends to address and an action plan for highlighting the necessary tools for implementing the Comprehensive Plan. In addition, it outlines desired development patterns and supporting land uses with maps for Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco.

The Joint Comprehensive Plan has been prepared in the accordance with and serves the purpose of meeting the intent of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for

WHY WE PLAN

- Set a new standard for protecting natural and cultural resource
- Promote desired patterns of Development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life



Figure 5: Ethan Calhoun (NWGRC) addressing the Haralson County Joint Steering Committee in Spring 2021

Comprehensive Planning (effective October 1, 2018). The Joint Comprehensive Plan consists of three core elements (i.e., Community Goals, Needs and opportunities and Community Work Program) and an additional two elements (i.e.: Land Use Element, and the Rural Broadband Element).

The Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Comprehensive Planning emphasize preparation of plans that help local governments address their immediate needs and opportunities while moving toward realization of their long-term goals. To maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards and procedures.

The comprehensive plan is not a regulation document that strictly binds the citizens of Haralson County, rather it is a guide to local decision-making.

SCOPE

The Joint Comprehensive Plan provides a fine-tuned list of needs and opportunities, future development maps with character areas including narratives on housing and transportation of each character area depicted. A future land use map is used for the City of Tallapoosa. The plan also contains an implementation program listing strategic capital projects aimed at addressing the community's, previously mentioned, needs and opportunities. For the future development maps, the Land Use narrative presents strategies for implementation. An entire plan element is dedicated to achieving broadband connectivity everywhere in Haralson County. The Community Work programs break down a detailed list of plan implementation projects set for the next five-years.

COMMUNITY PARTICIPATION AND INVOLVEMENT

Creating a functional Comprehensive Plan begins with defining a common vision for the future development of the Community. A Community Vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders. Haralson County residents, property owners, business owners, and other stakeholders contributed to the production of the Comprehensive Plan. Due to the participation involved in developing the plan, the Comprehensive Plan should generate local pride and enthusiasm about the future of Haralson County and thereby encourage citizens to remain engaged in the development process and ensure that the county and each city implement the plan.



Figure 6: Directional retail signage in downtown Tallapoosa

STEERING AND STAKEHOLDER COMMITTEES

Every five years there is an update of the Joint Comprehensive plan for Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco that provides a discussion of future growth and how local government agencies can plan for it. Joint meetings held with the steering and stakeholder committees allow feedback from members who represent the four cities, and county. A diverse group of elected officials, professional staff from each city and county, as well as representatives of private sector organizations such as communications and agriculture formed a collaborative committee to build the foundation and framework of this plan. The steering committee held a total of three joint meetings facilitated by the Northwest Georgia Regional Commission (sign-in sheets found in Appendix B). Over the course of these meetings, committee members discussed and assessed the needs and opportunities of Haralson County as well as how to best engage the community in order to ensure the steering committee's views aligned with the general public's perspective. During this process, the steering committee and NWGRC staff determined that a community outreach survey would be most effective in reaching key stakeholders rather than in-person meetings where attendance may be low. NWGRC staff also remained in close communication with local city and county leadership throughout the process with numerous meetings and phone calls to maintain momentum during the COVID-19 pandemic. The Report of Accomplishments and Community Work Programs were created through individual meetings between NWGRC staff and each local city and county government.



Figure 7: Eric McDonald and Perry Hicks conducting a SWOT Analysis for the City of Bremen at a joint steering committee meeting

COMMUNITY OUTREACH SURVEY

the steering committee and NWGRC staff determined that a community outreach survey would be most effective in reaching key stakeholders rather than in-person meetings where attendance may be low. NWGRC staff worked with the steering committee to compile a comprehensive survey based on the initial SWOT analysis findings. The Northwest Georgia Regional Commission Survey entitled *How Should Haralson County Grow* was uploaded on May 4, 2021, and the survey remained open until it was closed on June 25, 2021. The total

A promotional graphic for a survey. At the top, there are three logos: the Northwest Georgia Regional Commission logo, the Haralson County Georgia logo, and the City of Bremen logo (founded 1883). Below the logos is a stylized icon of three people. The main text reads "THE FUTURE GROWTH OF HARALSON COUNTY" in large, bold, yellow letters. Underneath, it says "Tell us what you think Haralson County needs by taking this brief survey" in white text. At the bottom, there is a dark blue button with the white text "nwgrc.org/haralsonplan" and a white hand cursor icon pointing at the button.

number of responses were 651 with a 100% completion rate (meaning that all surveys were 100% completed with no unanswered questions). Alchemer was utilized as the software provider. The survey was designed to be smartphone and tablet friendly, and the NWGRC website served as the host for the period the survey remained active. With the utilization of the NWGRC website, a direct URL was created (www.nwgrc.org/haralsonplan) to the online survey to make it easily accessible for individuals that discovered the survey via flyer or newspaper articles. The survey was shared numerous ways that ranged from email blasts to city/county governments, school system, Chamber of Commerce, libraries, and other local organizations. Other digital outreach occurred including website links and social media posts throughout the 52-day period the survey was active. Survey flyers were also posted in city and county buildings. Paper copies were made available to the senior center, libraries, and distributed in the water bills for the City of Tallapoosa. All paper surveys were manually entered by NWGRC staff into the digital system in order to ensure all surveys were included in the results (see Appendix A). Once the survey results were compiled, they were presented to the steering committee in order to ensure the priorities identified by the steering committee aligned with the community stakeholders.

PUBLIC HEARINGS

The initial public hearing was held at the Haralson County Recreation Center Gymnasium on Wednesday March 10, 2021. A legal ad was published in the Gateway Beacon newspaper on Thursday, February 18, 2021 to ensure public awareness of the plan, the process, and the understanding that public input is not only preferred but, in fact, key in creating an effective plan. See Appendix B for legal ad and attendance record.

The final public hearing was also held at the Haralson County Commissioner's chambers on Tuesday December 28, 2021. The hearing was advertised, and ads were published in the Gateway Beacon newspaper, city websites and social media platforms to inform Haralson County Citizens about the comprehensive plan as well as how they may be able to get involved in the process (see Appendix B for attendance details).



Figure 8: Sara Evans performing at Mill Town Music Hall in Bremen.



Figure 9: Joint Steering Committee meeting at the Haralson County recreation gymnasium

HOW TO USE THIS PLAN

The purpose of this plan is to implement a vision for growth and development by guiding and implementing land use and community and economic development policy in Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco. Each jurisdiction addresses each of the elements (described below) in joint sections that focus on each element as it relates to the entire county. This is a slightly different format from the previous 2017-2021 Joint Comprehensive plan in order to create an individualized approach for each local government within the joint plan.



JOINT NARRATIVES

The Land Use Element of this plan is a joint section including copies of the future development maps for Haralson County and the Cities of Bremen, Buchanan, and Waco, and a future land use map for the City of Tallapoosa.

- **The future development maps** and defining narrative are designed to preserve or enhance specific characteristics within community sub areas, neighborhoods, and other special districts referred to as character areas. The future development maps show the physical boundaries of the specific character areas, and each character area is described in detail via a defining narrative. Some character areas focus on special districts such as historic downtowns, while other character areas address specific areas requiring special attention such as neighborhood revitalization.
- **The future land use map** for the City of Tallapoosa takes a slightly different approach than character area planning. The future land use map is created with specifically defined land use categories that are identified on the future land use map on a parcel basis. Future land use maps appear similar in character to that of a zoning map.

Rural Broadband Element Each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction designated by the DCA as unserved areas. The local action plan required pursuant to this element may include, but shall not be limited to, any assessments, studies, ordinances, and/or goals to achieve certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Haralson County will implement this element in a manner which stresses the importance of broadband deployment across this state, and that broadband service should be considered as important as other critical public utilities.

INDEPENDENT NARRATIVES

Report of Accomplishments The first step of plan implementation is to conduct a report of accomplishments specific to Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco.

The report of accomplishments shows the results of past planning efforts. The status of each work program item can be found here. Since work programs are updated every five years, the items under consideration here are from the period from 2017-2021. The local government officials reviewed the 2017-2021 work programs for their respective governments and noted which projects had been completed. If projects were started but not completed, the “Underway” column was marked, and the estimated year of completion was noted. There is no penalty for postponing or dropping a project since this is a planning document and not a binding legal agreement. However, an explanation is required for postponed or dropped projects. For example, a project may not have been accomplished because voters rejected a ballot measure to fund it. Sometimes an item is dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine or function of government. Items marked as underway or postponed are carried forward to the work programs in this current plan, Haralson County Joint Comprehensive Plan, 2022-2026. However, projects noted as “Ongoing,” annual tasks, or policy statements will not be carried forward to the current 2022-2026 work program, as these items will be transferred to the Policies section of this plan.

Community Vision/Goals The purpose of the Community Goals element is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The community goals are the most important part of the plan, for they identify the community’s direction for the future, and are intended to generate local pride and enthusiasm for the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. For this plan, the Community Goals element includes a Vision Statement in which Haralson County seeks to achieve and policies selected to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the vision for future development and appropriately addressing the community needs and opportunities. Each community will provide Policy Statements in each individual section per municipality. By adopting such policies, each municipality will work to meet the goals set by each statement consistently to improve the quality of life for all.

Needs and Opportunities The methodology for generating the list of needs and opportunities was accomplished via SWOT analyses, which stands for Strengths, Weaknesses, Opportunities, and Threats. This brainstorming exercise is designed for steering committee members to reflect on their community’s needs and opportunities. The exercise was carried out by addressing groups by jurisdiction. Steering committee members had been shown a presentation illustrating the current population and economic trends to provide each committee member with the basis for an informed discussion during the initial public and stakeholders meeting. This discussion was broken down into seven categories, (Economic Development, Housing, Community Facilities and Services, Transportation, Natural/Cultural Resources, Land Use, and Intergovernmental Coordination). NWGRC Planners described the process to the steering committee and worked with each jurisdiction as they completed each analysis. Some of the more overarching viewpoints discussed during the stakeholder meetings were better addressed via policy statements and other area specific approaches within the character descriptions rather than the more budget focused items of the Community Work Program. The SWOT analysis were carried out during the initial steering committee meeting, and the community outreach survey was solely based on the

information obtained during the initial steering committee meeting. A tailored list of needs and opportunities was then brought to each jurisdiction's staff and/or elected officials to determine which items could be addressed specific to each community. Needs and opportunities were created by distilling the results of each local government's SWOT analysis as well as, local government specific, data collected from the public outreach survey.

Community Work Program the Community Work Program lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities. It represents a list of specific tasks that the governments are willing to attempt accomplishing. Developing the work program from needs and opportunities lists helps to lead the residents and leaders from general ideas about issues to creating specific tasks to solve them. It is not a contract or binding document, since many items that go on the list are dependent on funding that has not yet been awarded or obtained. Using the possible strategies from the Needs and Opportunities, planners created work program tables. The steering committee, stakeholders, leaders, and other government officials reviewed these work programs. The managers and/or elected officials had final say in the content of the work programs, because they are the officials who run the government. This includes any activities, initiatives, programs, ordinances, or administrative systems to be put in place to implement the comprehensive plan. The Community Work Program includes the following information for each listed activity:

- Brief description of the activity
- Timeframe for initiating and completing the activity
- Responsible party for implementing the activity
- Estimated the cost (if any) for implementing the activity
- Funding source(s)
- Need or Opportunity addressed by the activity

POPULATION AND ECONOMIC TRENDS

Population Trends Over Time

Haralson County experienced around a 30% growth between 1990 and 2010, and Haralson County experienced a growth of 3.9% between 2010 and 2020. Haralson County continues to grow as a commuter hub to Birmingham, Alabama and the greater Atlanta area. It is traversed by Interstate 20 and Highway 27, therefore the county grows from all cardinal directions. Bremen, Tallapoosa, and Waco have all grown consistently, while Buchanan has experienced varying growth rates. Overall, the county has grown in population; trends can be seen in the graph below.

Source: U.S. Census Bureau, 1990; 2000; 2010; 2020

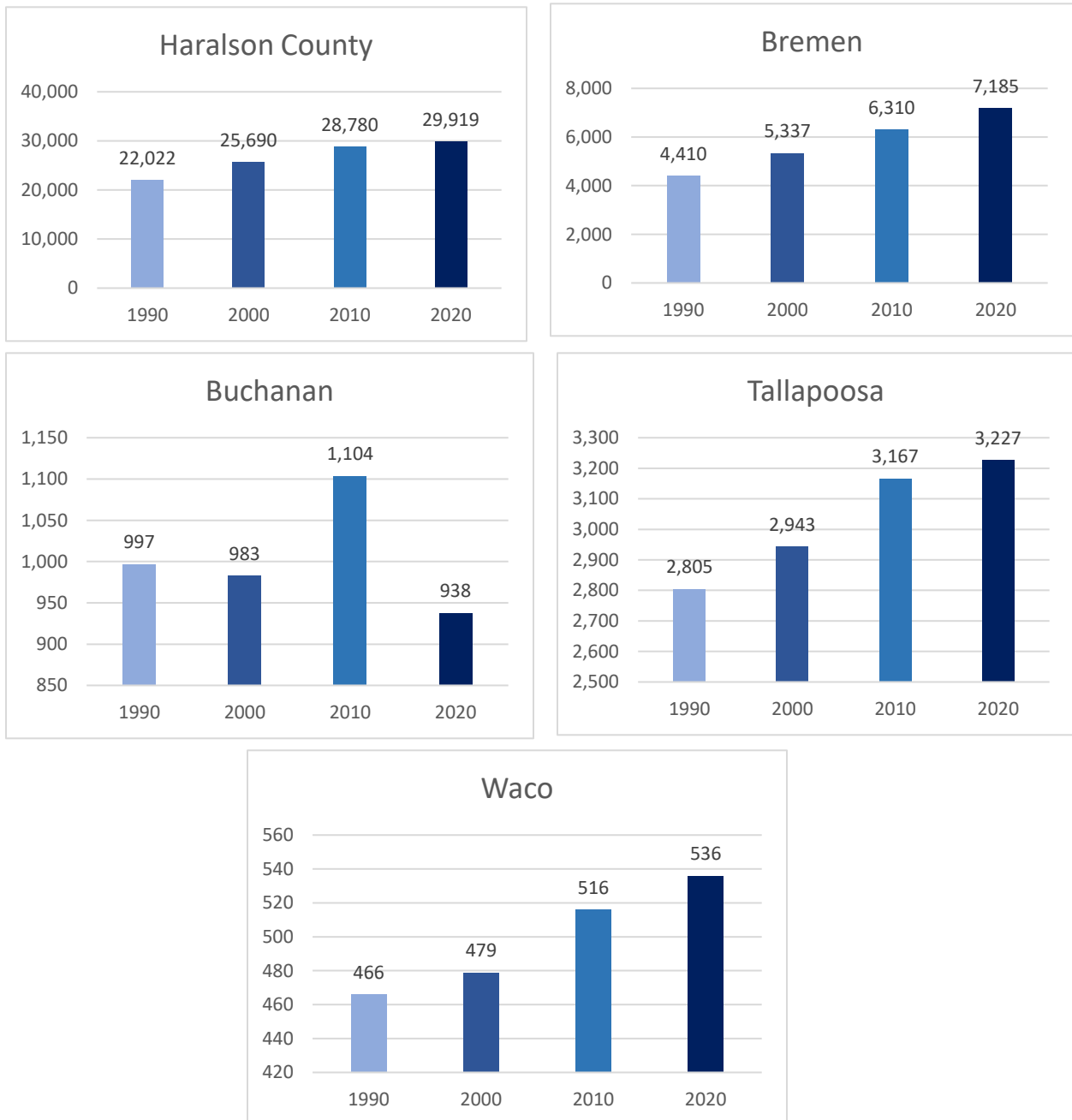


Figure 10: 30-year population trend for Haralson County

Population Proportions by Local Government

While Haralson County and its four municipalities saw notable growth from 1990 to 2010, the proportion of city and county populations changed very little as seen in the figures below.

Source: U.S. Census Bureau, 2010; 2020

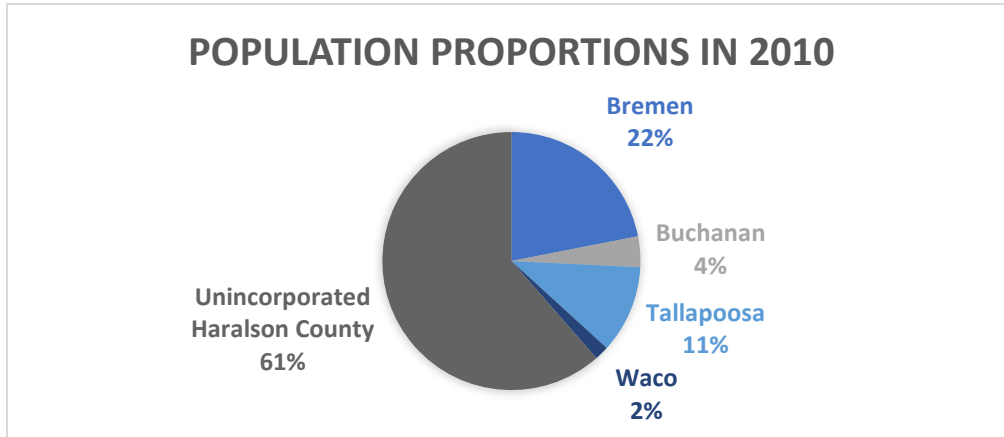


Figure 11: 2010 population proportions for Haralson County

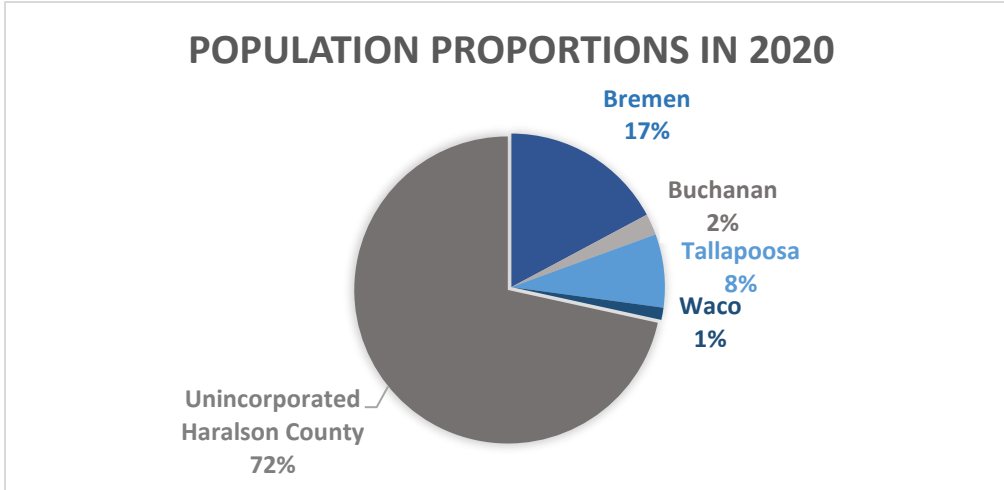


Figure 12: 2020 population proportions for Haralson County

Northwest Georgia Population Proportions

According to the 2019 American Community Survey conducted by the US Census Bureau, the total population for NWGA was 948,389. Of the fifteen counties in NWGA, Haralson County ranks as the fourth least populated county in the region. While Haralson County’s population is currently one of the least in the region, Paulding County holds the highest population of any other county. As the adjacent metropolitan counties see a reduction in developable land, Haralson County may begin to experience a surge in residential development.

Source: US Census Bureau, 2019 1-year ACS, Table B01003

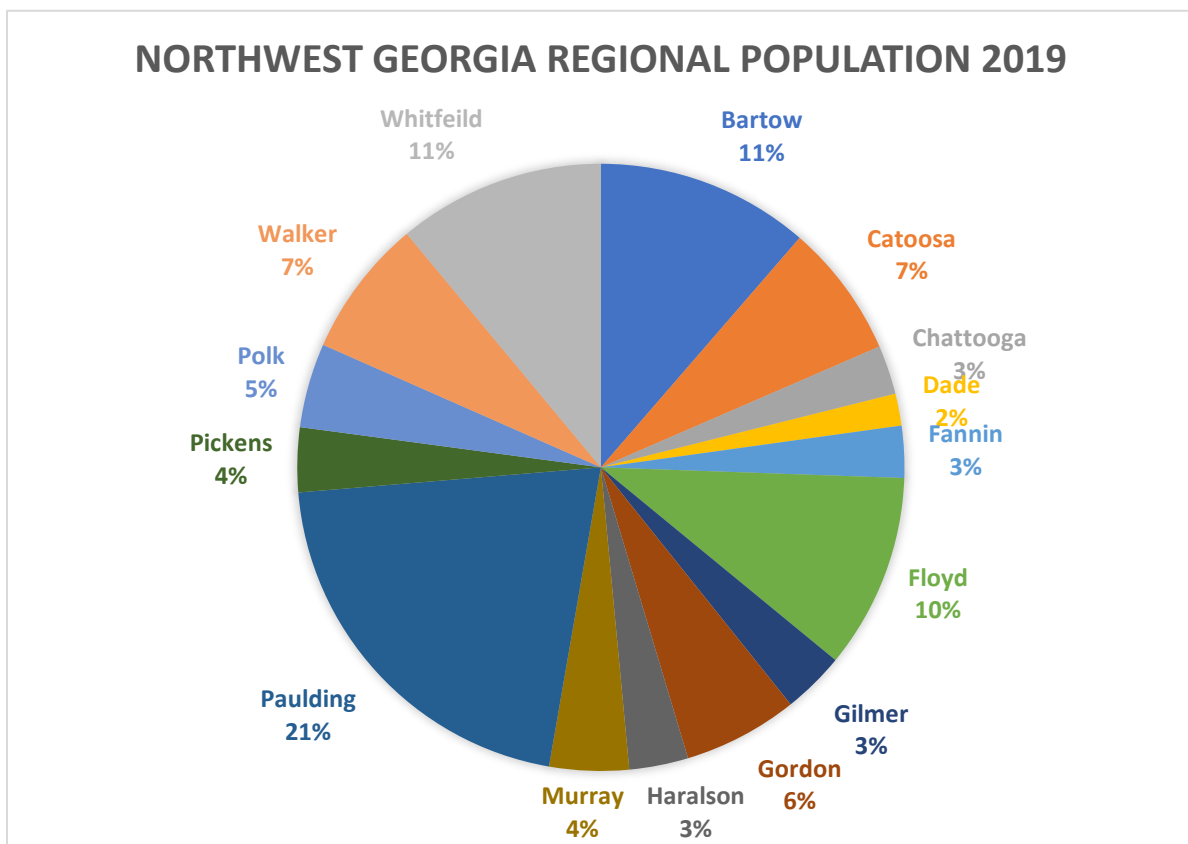


Figure 13: 2019 population proportions of Northwest GA

Haralson County Population by Age

According to estimates made by the US Census, Haralson County’s population by age groups indicates that the majority of Haralson’s residents are 18-64. The data shown in the chart below is county-wide including all four municipalities.

Source: U.S. Census Bureau, QuickFacts 2019

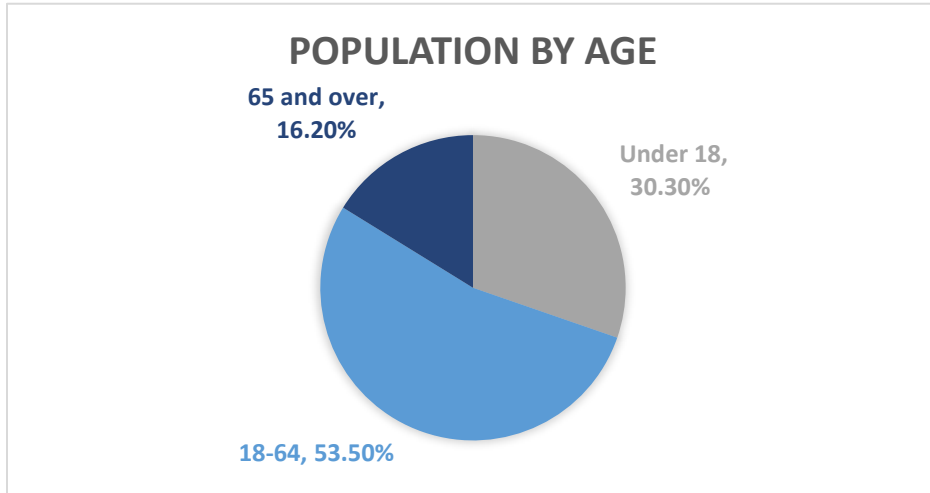


Figure 14: Haralson's population in terms of age groups

Ten-Year Population Projections

While the future is unknown, population projections can give an outlook on population growth based on historical data and trends. The graph below shows not only the ten-year population projections for Haralson County but that of the three adjacent Georgia counties as well. While the proportion of populations and growth rates may differ among the counties shown in the graph below, all four counties are expected to grow in population. Haralson County is projected to gain 2,280 residents from 2020-2030.

Source: Governor's Office of Planning and Budget, 2020 Population Projections Series 2020-2030

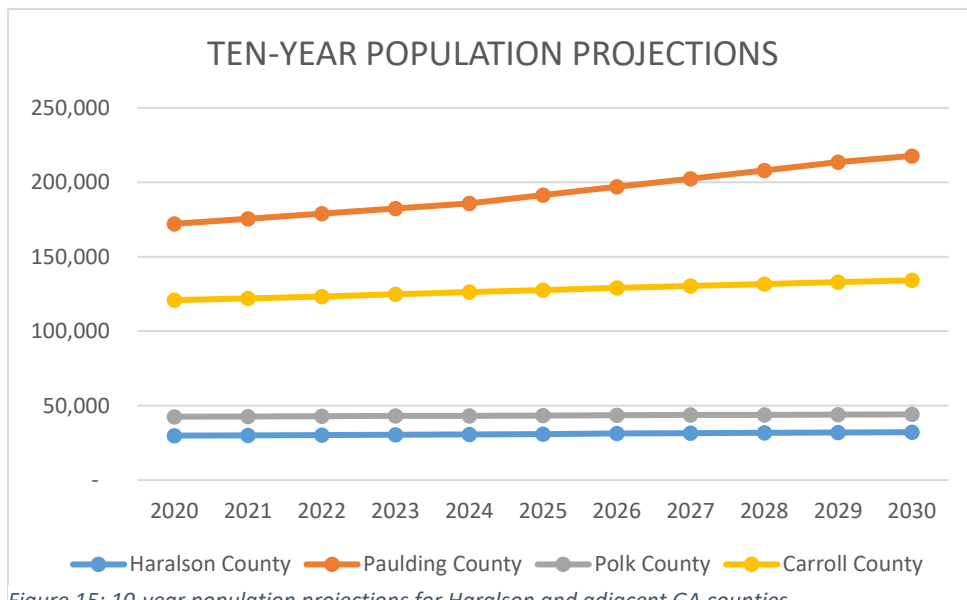


Figure 15: 10-year population projections for Haralson and adjacent GA counties

HOUSING TRENDS

Housing Units

The proportion of housing units across Haralson County is reflective of the population proportions as seen in Figure 16. The 2019 housing figure is an estimate calculated by the Census. Based on the 2019 Census estimate on housing units, Haralson County’s housing stock is expected to have increased by 318 units resulting in a 2% growth in housing stock across all of Haralson County. The data estimations for 2% housing growth between 2010 and 2019 correlate with the estimated 3% population growth from 2010-2019. *Source: U.S. Census Bureau, 2010 Decennial Census, QuickFacts 2019*

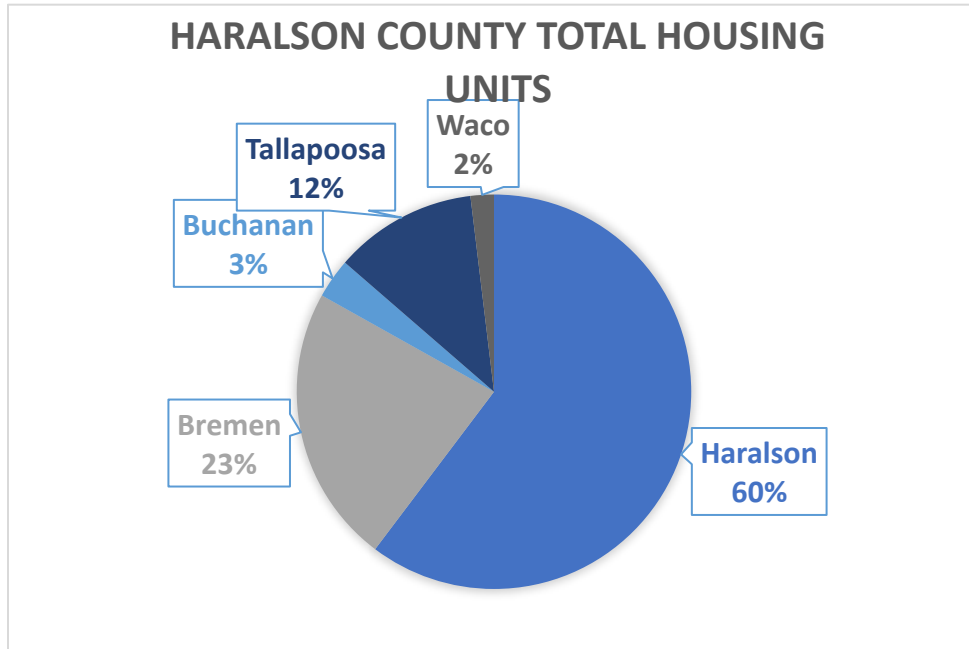


Figure 16: Housing units in Haralson County

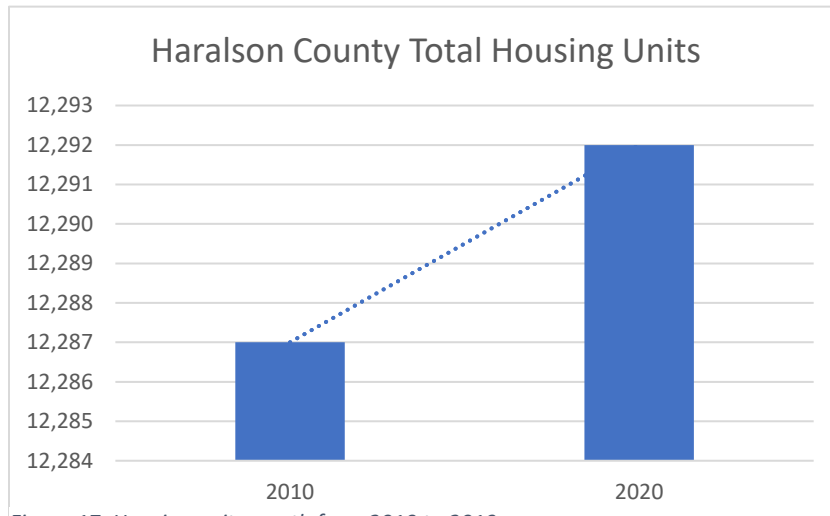


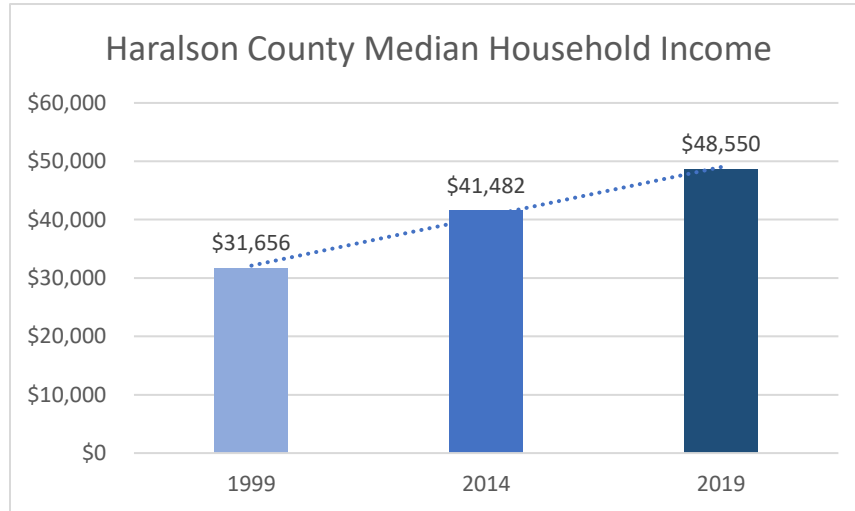
Figure 17: Housing unit growth from 2010 to 2019

ECONOMIC TRENDS

Median Household Income

Income in the Past 12 Months - Income of Households: This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one-person, average household income is usually less than average family income.

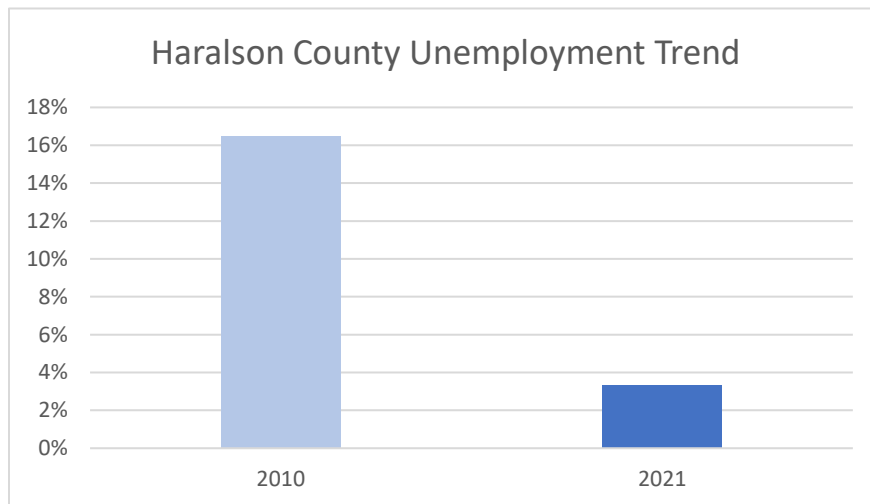
Source: U.S. Census Bureau, Census 2000 SF3; 2015-2019 American Community Survey



Unemployment

Significant reduction in unemployment can be seen over the ten-year period between 2011 and 2021. Incidentally, the year 2011 posted the highest unemployment rates of the recession for Haralson County. A current estimate of 435 total employers and 12,137 employed citizens in Haralson County in 2021.

Source: Georgia Department of Labor, Workforce Statistics & Economic Research



Employment Opportunities

The table below represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges, and universities. Data shown for the First Quarter of 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Top Ten Largest Employers - 2021		
Haralson	Haralson Area	
Atlanta Structural Concrete Company		
Barco		COUNTY
Custom Beverage Concepts, Inc.	Decostar Industries, Inc.	Carroll
Diamond Crystal Brands, Inc.	HL-A Co, Inc.	Haralson
Higgins General Hospital	Meggitt (Rockmart), Inc.	Polk
HL-A Co, Inc.	Southwire Company	Carroll
Honda Precision Parts of Georgia, LLC	Tanner Medical Center, Inc.	Carroll
Piggly Wiggly Food Stores	Tip Top Poultry, Inc.	Polk
Preferred Rubber Compounding Corp	University of West Georgia	Carroll
Wayne Davis Concrete Co	Walmart	Carroll
	Walmart	Paulding
	Wellstar Health System, Inc.	Paulding

Figure 18: Largest GA-based employers in and near Haralson County

The chart below illustrates the proportion of jobs based on the category of industry within Haralson County. Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws

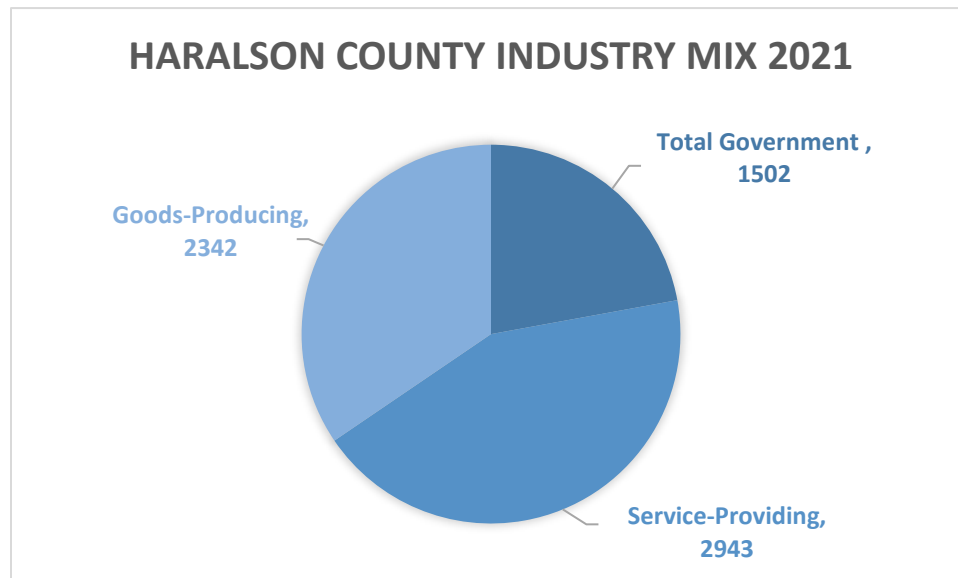


Figure 19: Proportion of industry jobs by type in Haralson County

Workforce Commuting Patterns

The figures below illustrate the commuting patterns of workers associated with Haralson County. Figure 20 shows that of the 11,408 employed residents of Haralson County, 8,691 (76%) leave the County to work. Figure 21 shows that Carrol County employs more residents of Haralson County than any other single county in the area, with Cobb County coming in second. Figure 22, on the other hand, shows that Carrol County’s residents contribute the largest proportion of workers to Haralson County than any other single county in the area with Cleburne AL in a distant second place.

Source: US Census OnTheMap 2018 Inflow/Outflow (all jobs)

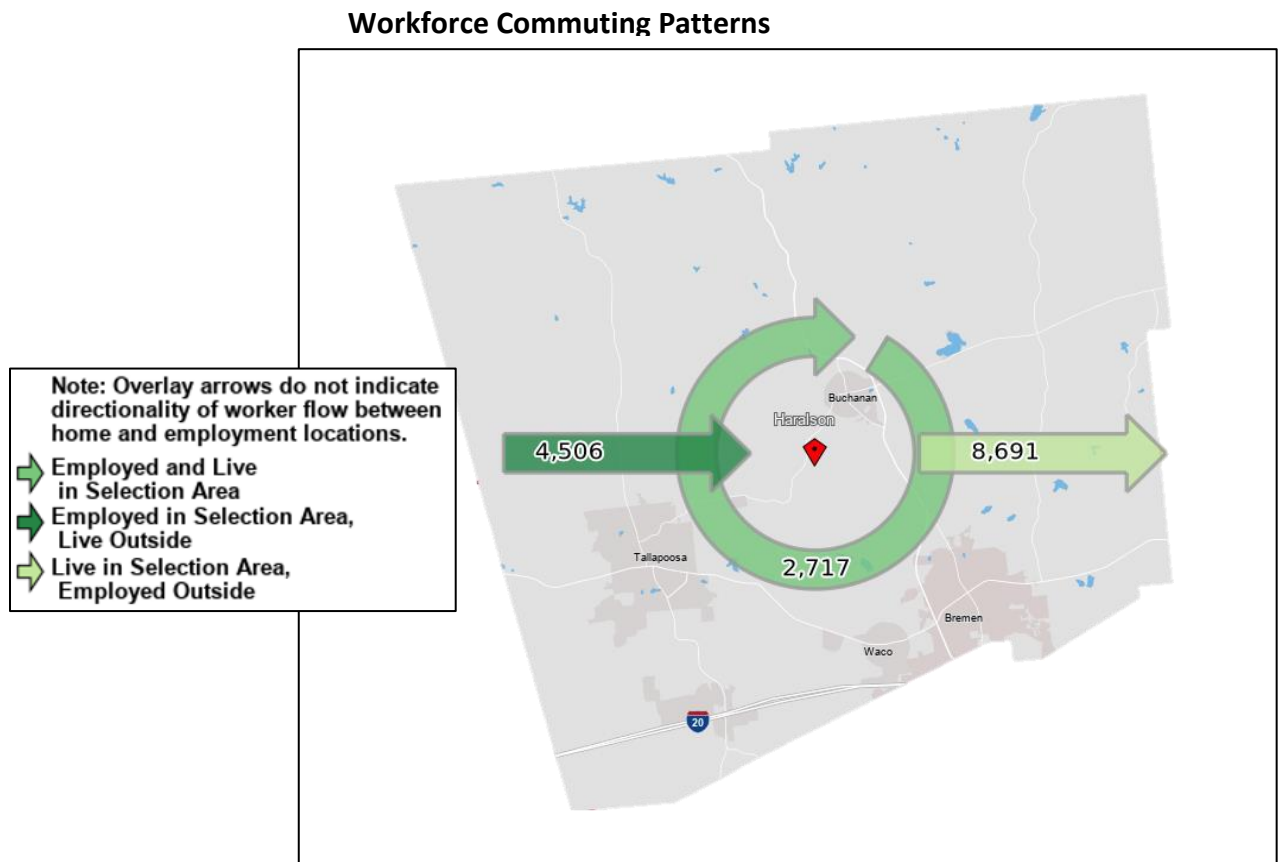


Figure 20: Overall workforce commuting patterns of Haralson County

Workforce Outflow Pattern

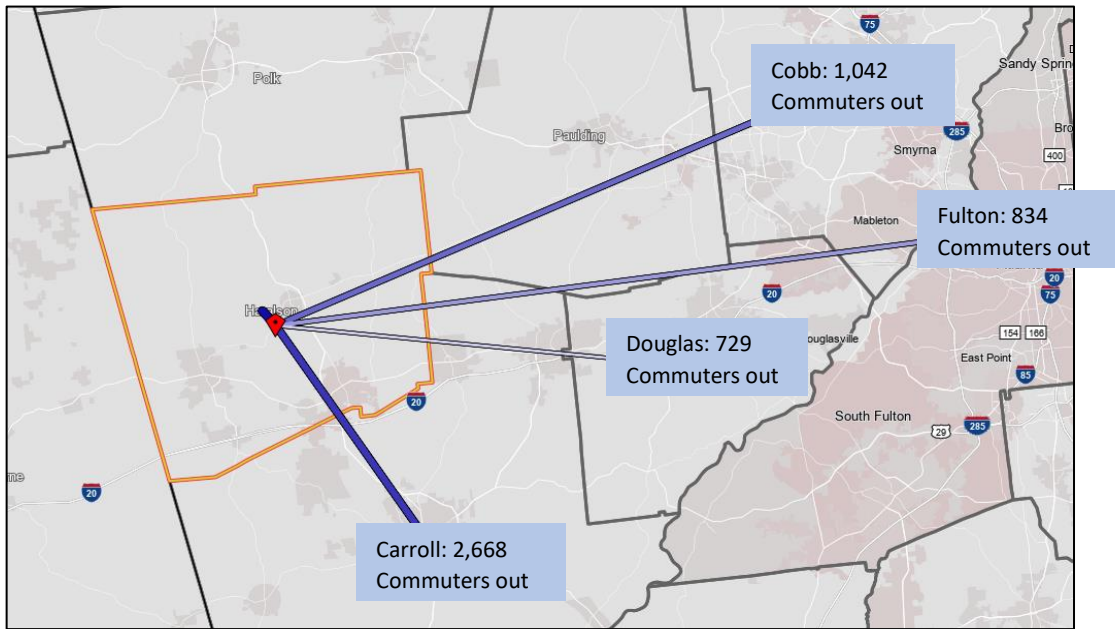


Figure 21: Worker outflow for Haralson County

Workforce Inflow Pattern

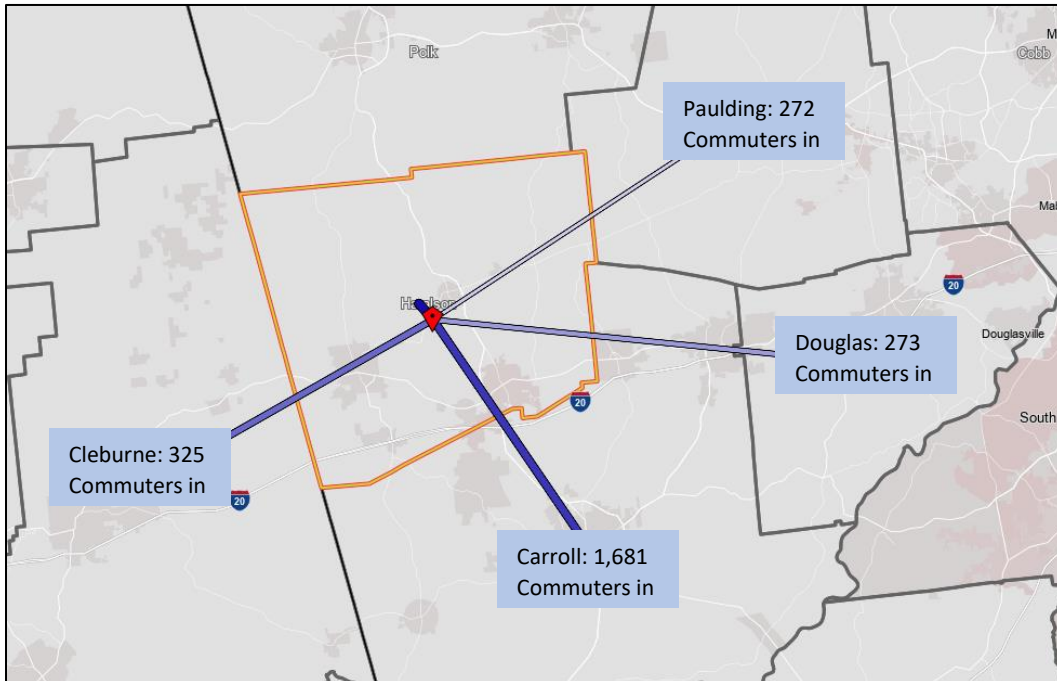


Figure 22: Worker inflow for Haralson County

LAND USE

A comprehensive guide of future development and redevelopment in Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco.

GEORGRAPHY

Haralson County is located in northwest Georgia on the border with Alabama and covers 282 square miles of land which derived from parts of Carroll and Polk counties.

Historical Summary of Development in Haralson County

Haralson County has a rich and distinctive history that makes it unique from other counties in the State. The development history that follows is not meant to be a complete history of the county. Rather, it concentrates on some of the aspects of that history that have had the greatest impact on the county's physical growth and pattern of development.

County-Wide History

Haralson County was created by an act of the Georgia General Assembly on January 26, 1856 by taking land from Carrol and Polk Counties. A brief description of Haralson County was given in Thomas P. Jane's *Manual of Georgia* (1878). According to Janes, GA Commissioner of Agriculture, there were 22 free public schools, and the County's economy was based primarily on agricultural and mining production. *The Manual* only noted one manufacturing establishment that consisted of a wool factory. During the 1880s two railroads were constructed through Haralson County. The first, and probably the most important for Haralson County, was the Georgia Pacific (Southern) which was built east to west through the county in c. 1882-84. The second was the Chattanooga, Rome, and Columbus (Central of Georgia), built through the county north to south in c. 1887. Service on this line was completed between Chattanooga and Carrollton by May 1891. While rail played a large role in transportation and economics throughout the 1800's and early 1900's, the development of automobile highways enabled much of the modern economic development and residential growth throughout the last century (1920-2020). Haralson County's local roadways are

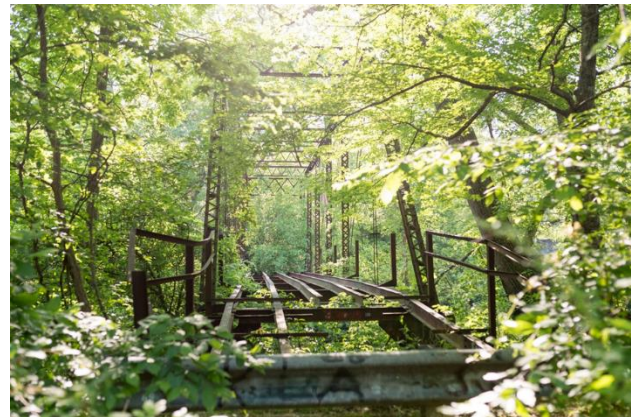
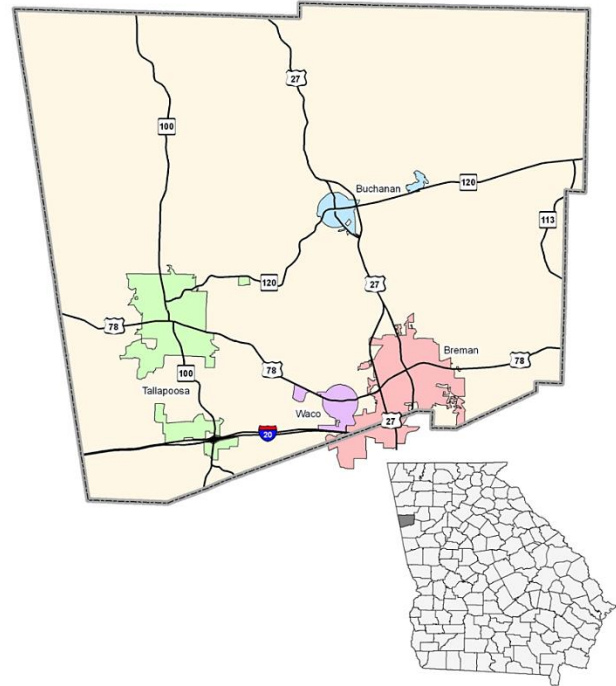


Figure 23: Historic bridge over the Tallapoosa River in Haralson County

augmented by five arterial highways that include US Route 27, US Route 78, US I-20, SR 100, and SR 120. Most of the higher intensity development focused in and around the incorporated areas with the highest density in southeast section of the county consisting of and surrounding the City of Bremen. This southeastern growth is primarily associated with the US I-20 exit 5 (Bowdon, Tallapoosa) and exit 9 (Waco). This corridor is a heavily traveled route used by many commuters working in or nearby the Cities of Atlanta and Carrollton. The industrial and manufacturing developments are primarily located on or in near proximity of Georgia State Routes 100,120, and US Highways 27, and 78. These major corridors will be where the majority of future growth is planned to develop.

Schools

Haralson County has been invested in educational opportunities for the community since the very beginning. Historically, one-room schoolhouses were the framework of public education. In 1871 there were 23 one room - one teacher schools in existence in Haralson County. The Little Creek schoolhouse is the only remaining one-room schoolhouse in Haralson County and one of a few in the state of Georgia. There were 1016 people in one room schools in the county in 1871. Little Creek ceased to be used as a school in 1932. The schoolhouse was donated to the Haralson County Historical Society in 2006 and relocated to Van Wert Street where it can be seen and toured today. As the County continued to grow with the progression of time, one-room schoolhouses were consolidated into larger campuses. In 1965, a million-dollar application was submitted to the state for approval to build a new high school in Haralson County. The school was opened in the fall of 1970. It had 55 courses, along with 615 students, and 25 teachers. Today, the Haralson County School system operates a total of seven public schools including: two primary schools, two elementary schools, a middle school, high school, and an alternative school. The current 2021-2022 combined student enrolment for Haralson County Schools grades PK-12 is 3,456 students with 256 teachers.

The Bremen City School System, established in 1893, is an independent city system and 1 of only 21 city school districts in the State of Georgia. Including the current Superintendent, there have only been seven Superintendents since 1945. The school system is one of the largest employers within the city of Bremen with 264 people employed by the school system. Also, 27% of the student population lives outside the city of Bremen and pays tuition to attend. Since the first District Accreditation visit in 2006, student enrollment has increased from 1,776 to 2,343.



Figure 24: Inside view of the Little Creek schoolhouse, which is now located in downtown Buchanan



Figure 25: Bremen High School

West Georgia Technical College was Originally established in 1968 and known as the Carrol Technical Institute, West Georgia Technical College (WGTC) was created in order to create vocational certification programs to the greater Carrollton area. West Georgia Technical College has grown to four campus locations that serve seven counties across west Georgia. In 2009 the college was the second largest in the Technical College System of Georgia (TCSG), with more than 9,100 students and 200 programs. West Georgia Tech also administers one of the largest adult education programs in the system and participates in dual enrollment programs with local high schools. WGTC's Murphy campus is located in the southern portion of Haralson County within the City of Waco conveniently located near the I-20 interchange. The Murphy campus was named for the former, Bremen born, Speaker of the Georgia State House of Representatives, Tom Murphy.

Agriculture

In 1900 there were 1,517 farms in the Haralson County totaling 48,921 acres. Corn was the leader in acres planted with 16,905. Cotton accounted for 11,849 acres, wheat, 1,764 acres, and oats, 2,212 acres. Dramatic cotton price declines and the threat of the boll weevil had a profound effect on farming from 1920-25. Considerable land was left idle during this period and the number of farms declined. After 1925 cotton briefly regained much of its former importance. Then the Great Depression hit in 1929. Farm prices fell, and many had to stop farming. Farming in Haralson County saw a slow but steady decline during the second half of the 20th century, and only 1.5 percent of Haralson's total employment in 1990 was classified as agriculture services.

The role of agriculture in overall employment continues to change as modernization and increased efficiency impact farm operation and management. Over the last three decades agriculture has been making a comeback in Haralson County. According to data from the University of Georgia's Center for Agribusiness and Economic Development (CAED), Haralson County farms generated \$38,787,960 of agricultural commodities and services in 2019. The CAED also reported an estimation of 568 agriculture related jobs which makes up 8.3 percent of total employment for Haralson County. The most



Figure 26: The Tom Murphy campus of West GA Technical College in Waco



Figure 27: Cattle farm in Haralson County



Figure 28: Poultry production is Haralson's highest grossing agricultural commodity

economically significant commodity produced in Haralson County in 2019 was poultry at nearly 25 million dollars. The poultry industry continues to be a grow throughout Georgia as logistics and integrators improve technology and efficiency to meet the international demand for poultry products. Grape production has reappeared in Haralson County for the first time in nearly 100 years, and farm wineries are continuing to grow in the County. Agriculture remains a significant industry in Haralson County, and established farm operations should be respected as the County continues to grow.

Vineyards and Wineries

A mix of fruits were grown in Haralson County historically, but the most interesting agricultural phenomenon occurred in the 1890s and consisted of the development of a significant grape growing venture within the county in c. 1893-97. Most of the vineyards were located east of Tallapoosa, including the communities of Buda and Nitra which developed during the period, and in the vicinity of Steadman. According to the U. S. Census on Agriculture in 1900, Haralson County had 665,885 grapevines and produced 1,593,536 pounds of grapes. No other county in Georgia even came close to these figures. According to *Georgia: Historical and Industrial* (1900), Haralson County was "a great county for vineyards, of which there are 500, covering 5,000 acres." Only about 25 percent of the grape production was marketed. The great majority was used in wine making. Two wineries were located in Tallapoosa, and according to the 1900 U. S. Census, 64,115 gallons of wine were produced in Haralson County--more than 15 times the production of second place Houston County. The vineyards did not, however, prove profitable to the many nonresident owners, and the passage of a state prohibition act in 1907 effectively put the wineries out of business as of January 1, 1908. Consequently, the vineyards disappeared almost as rapidly as they had appeared a decade earlier.



Figure 29: Grapes growing at Trillium Vineyards in Bremen

Cities History

Bremen. On October 6, 1882, the *Carroll County Times* reported that a new depot had been located on the Georgia Pacific "at the old Seventh Court Ground in Haralson County," and "that at the present time, there is no one living in three miles of the place." The new town of Bremen was platted and laid off in a grid of commercial and residential lots bisected by the railroad. The commercial lots were located at the center, on either side of the railroad, and a small park was located on the north side of the railroad at the center. On October 31, 1882, a public sale of town lots was conducted and on September 5, 1883, the town of Bremen was incorporated. The corporate limits formed a rectangle, one-half mile east and west of the depot and one-fourth mile north and south of the railroad track. When the Chattanooga, Rome, and Columbus Railroad was built through the county in c. 1887, the tracks crossed the Georgia Pacific about three-fourths of a mile northeast of the Bremen depot and about one-fourth mile east of the corporate limits established in



Figure 30: Historic Sewell Manufacturing Company building in Bremen

1883. With no additional increase in area, the city's population increased only to 917 by 1920. During this period, Bremen's main industry was the Mandeville Oil Mills, which made oil and meal from cotton seed. The main growth in manufacturing came at Bremen, as a clothing industry began to develop during the late 1920s and the 1930s. Mandeville became Bremen Looms in 1924 and Bremen Mills in 1929, making men's shirts. Bremen Mills closed at the end of 1931 and reopened in 1933 as a subsidiary of Cluett and Peabody. In 1928 Sewell Manufacturing Company was established, making men's suits, and in 1935 Hubbard Pants Company was established at Bremen. The success of the Sewells spawned numerous other clothing manufacturers in Bremen, including the Hubbard Pants Company (1935), Warren Sewell Clothing Company (1945), The Ray Sewell Company (1955), and the Worley-Sewell Company (1963), among others. During the industry's peak in the 1970s, some 2,500 Bremen area residents, most of whom were women, worked in the city's apparel plants.



Figure 31: Historic downtown Bremen

During the 1980s and 1990s, most of the city's clothing manufacturers closed due to falling profits caused by foreign competition and the passage of the North American Free Trade Agreement in 1994 (NAFTA). Two of the Sewell family businesses remained — Sewell Manufacturing and the Warren Sewell Clothing Company. In 2008, these companies merged as The Sewell Companies and shifted their headquarters to the "Plant Number One" building, which is part of Sewell Manufacturing Company on Pacific Avenue. Today, The Sewell Clothing Companies produces suits and military uniforms in Heflin, Alabama. These men's suits, slacks, and sport coats continue to be sold at the factory store in Bremen.

Buchanan. The site for a county seat of Haralson County was selected in May 1857, in a central location. First named Pierceville, the county seat was shortly renamed Buchanan. The town appears to have been laid off in a grid pattern, using the Washington-type courthouse plan. The town of Buchanan was incorporated on December 22, 1857, with the corporate limits being one-half mile in all directions from the center of the public square. The first courthouse was erected in 1858. On September 20, 1881, Buchanan's town limits were expanded from one-half to five-eighths of a mile in every direction from the center of public square. In c. 1887, the Chattanooga, Rome, and Columbus Railroad laid its tracks north-south through the eastern side of town, and about the time, rail service was completed between Chattanooga and Carrollton; in May 1891, construction was begun on a new county courthouse. Due to the influence of the railroad and an increase in its corporate limits, Buchanan's population increased from 158 in 1880 to 324 in 1890. Population increased modestly during the 1890s, reaching 359 by 1900.



Figure 32: Historic Haralson County Courthouse in Downtown Buchanan

Tallapoosa. Tallapoosa was a small crossroads settlement well before the creation of Haralson County and can be seen on Bonner's 1849 map of Georgia. The Town of Tallapoosa was incorporated on December 20, 1860, and the Town's boundary was circular and consisted of a one-half mile radius. In c. 1884 the Georgia Pacific Railroad laid track three-fourths of a mile south of the center of Tallapoosa, outside the corporate limits of the town. A city was platted, and the promoters planned to build various manufacturing facilities, a public-school building, a great hotel at Lithia Springs, streetcar lines, water works, electric light facilities, parks and various other public enterprises and improvements.

On December 26, 1888, the town was reincorporated as the City of Tallapoosa, and the corporate limits were extended on a grand scale to include 17 land lots or more than 3,440 acres. Tallapoosa's boom phase continued into the early 1890s. *A Prospectus of the City of Tallapoosa* published by the Georgia-Alabama Investment and Development Company in 1891 claimed that Tallapoosa had 13 manufacturing establishments operating or under construction, a state bank (the Merchants and Miners Bank), 3 hotels, Lithia Springs Park and Gardens and the great Lithia Springs Hotel under construction, 2 newspapers, an electric light company and 36 street lights, a waterworks, and nearly 700 houses, with two-thirds having been built in the past two years. Thus, in 1900, Tallapoosa had almost six times the population of Buchanan, the county's second largest town. The leading industry in Haralson County had been, much like the rest of northwest Georgia, textile related. However, in recent years, Haralson's industrial diversity increased when Honda Lock established an auto parts manufacturing facility within the City of Tallapoosa near exit 9 of I-20.

Waco. Lying along the Georgia Pacific Railroad 2.5 miles southwest of Bremen, Waco was a small unincorporated community when the railroad skirted its northern fringe. Known first as Dean, Waco was incorporated on September 23, 1885. The corporate limits extended one-half mile in every direction from the Methodist Protestant Church, or the center of the town. In 1890, Waco's population of 357 was greater than that of either Bremen or Buchanan. By 1900, however, population declined to 345 and Waco's population was surpassed by Buchanan's.

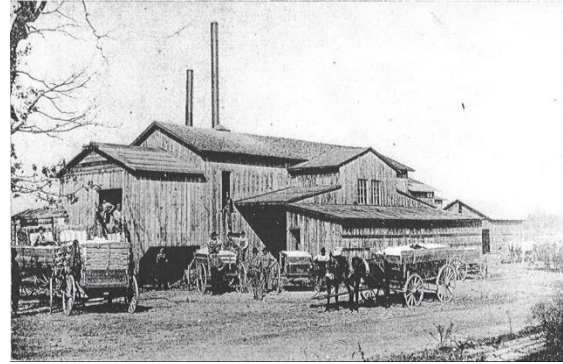


Figure 33: Cotton Gin in Tallapoosa (early 20th century)



Figure 34: Lithia Springs Hotel in Tallapoosa (circa 1910)

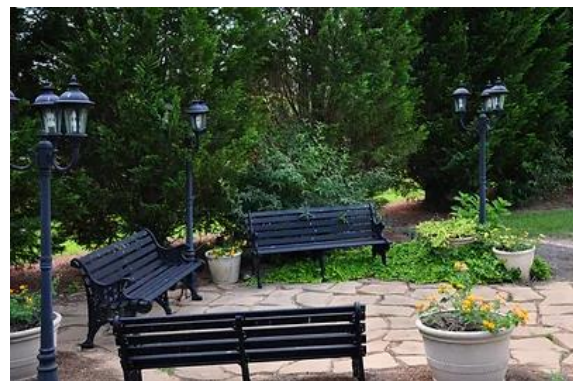


Figure 35: City park in Waco

Natural Resources

Since its establishment in 1856 the predominant land use throughout the county has been, and remains, rural in nature. The Georgia Department of Natural Resources classify Haralson's geographic location in the upper western piedmont of the state. Throughout the county, the topography would be described as rolling terrain with no significant mountains or valleys. While there are no national forests or parks located in Haralson County, the Georgia Forestry Commission has noted that of the 180,600 acres

within the county 123,018 of those acres are classified as forest. That comes to a grand total of 68.12% of forested land in the county. Parts of Haralson have, however, developed into denser suburban land uses primarily within or nearby one of the four cities within the county.

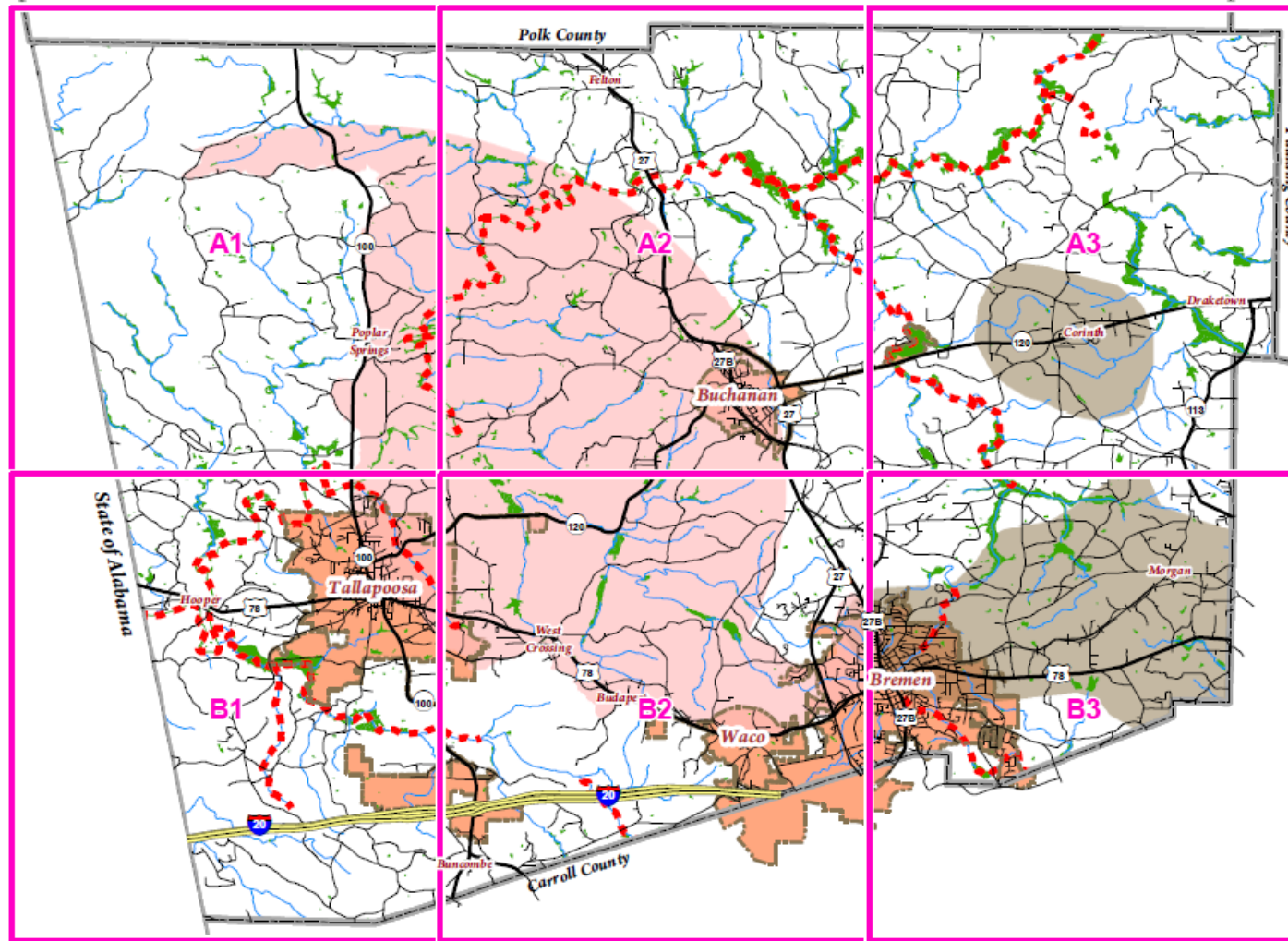
The Tallapoosa River was once a major population center of the Creek Indians before the early 19th century, but now most of the land surrounding the river is primarily agricultural. The Tallapoosa River runs 24 miles in Haralson County before entering Alabama, where it combines with the Coosa River to form the Alabama River which then continues to the coast. The Dub Denman Canoe Trail was developed with help from a grant by the Georgia Department of Natural Resources in order to create safe and accessible launch sites for paddlers. The canoe trail currently has four established access points as seen in Figure 36 and expanding the canoe trail will continue to be a priority for Haralson County. A detailed map of regionally important resources including environmentally sensitive areas may be seen on the following pages.



Figure 36: Map illustrating the Dub Denman Canoe Trail



Figure 37: Once the center of early civilizations, the Tallapoosa River is now a popular attraction for outdoor recreation



Regionally Important Resources

Including Environmentally Sensitive Areas

Haralson County, GA

- City Limits
- Interstate
- Highways
- Roads
- Railroads
- Water Quality Impaired Streams
- Perennial Streams
- NWI Wetlands
- Groundwater Recharge Area
- Water Supply Watershed



1 in = 3 miles

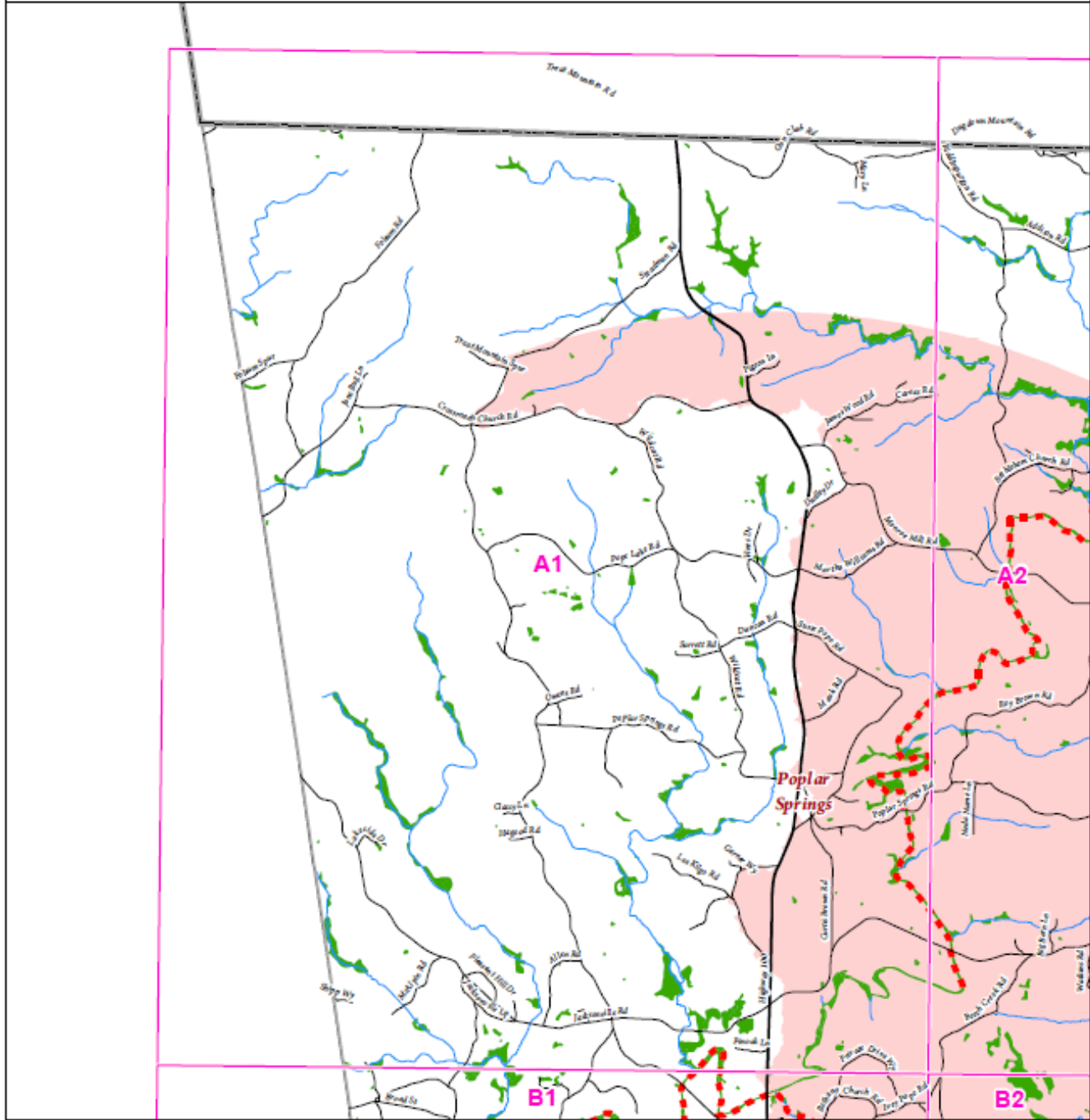


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Regionally Important Resources

Including Environmentally Sensitive Areas

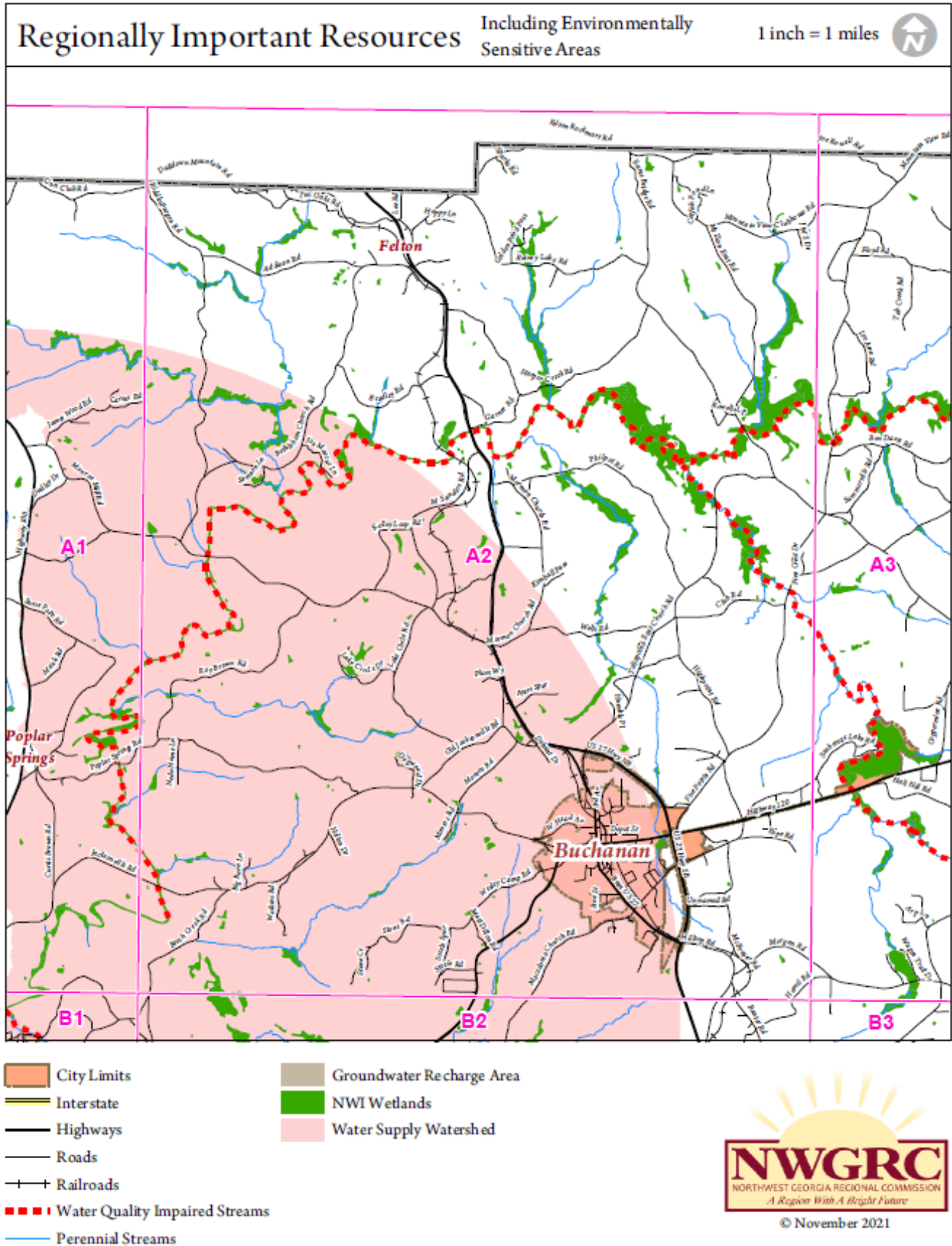
1 inch = 1 miles



- City Limits
- Interstate
- Highways
- Roads
- Railroads
- Water Quality Impaired Streams
- Perennial Streams
- Groundwater Recharge Area
- NWI Wetlands
- Water Supply Watershed



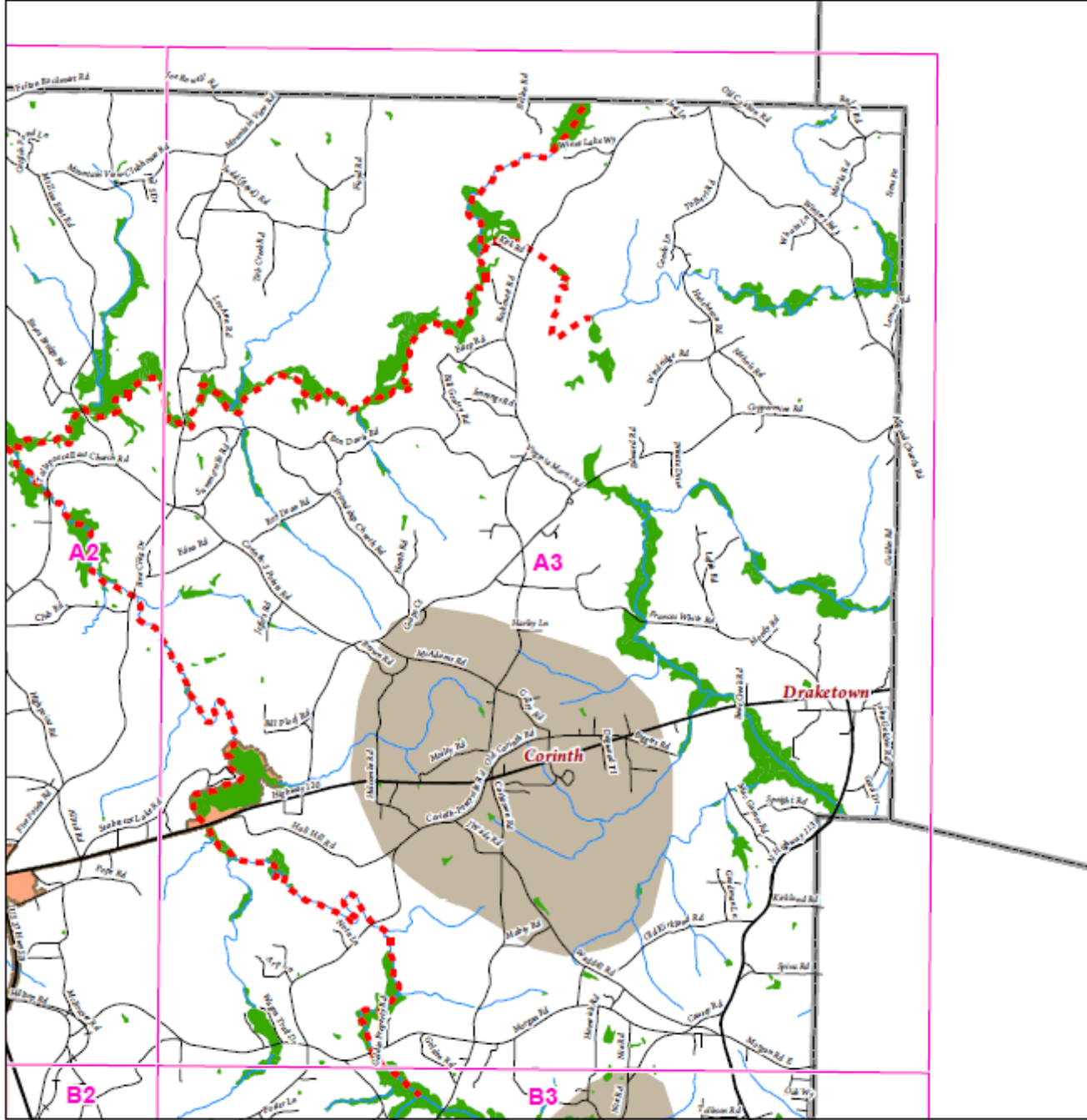
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Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
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- Railroads
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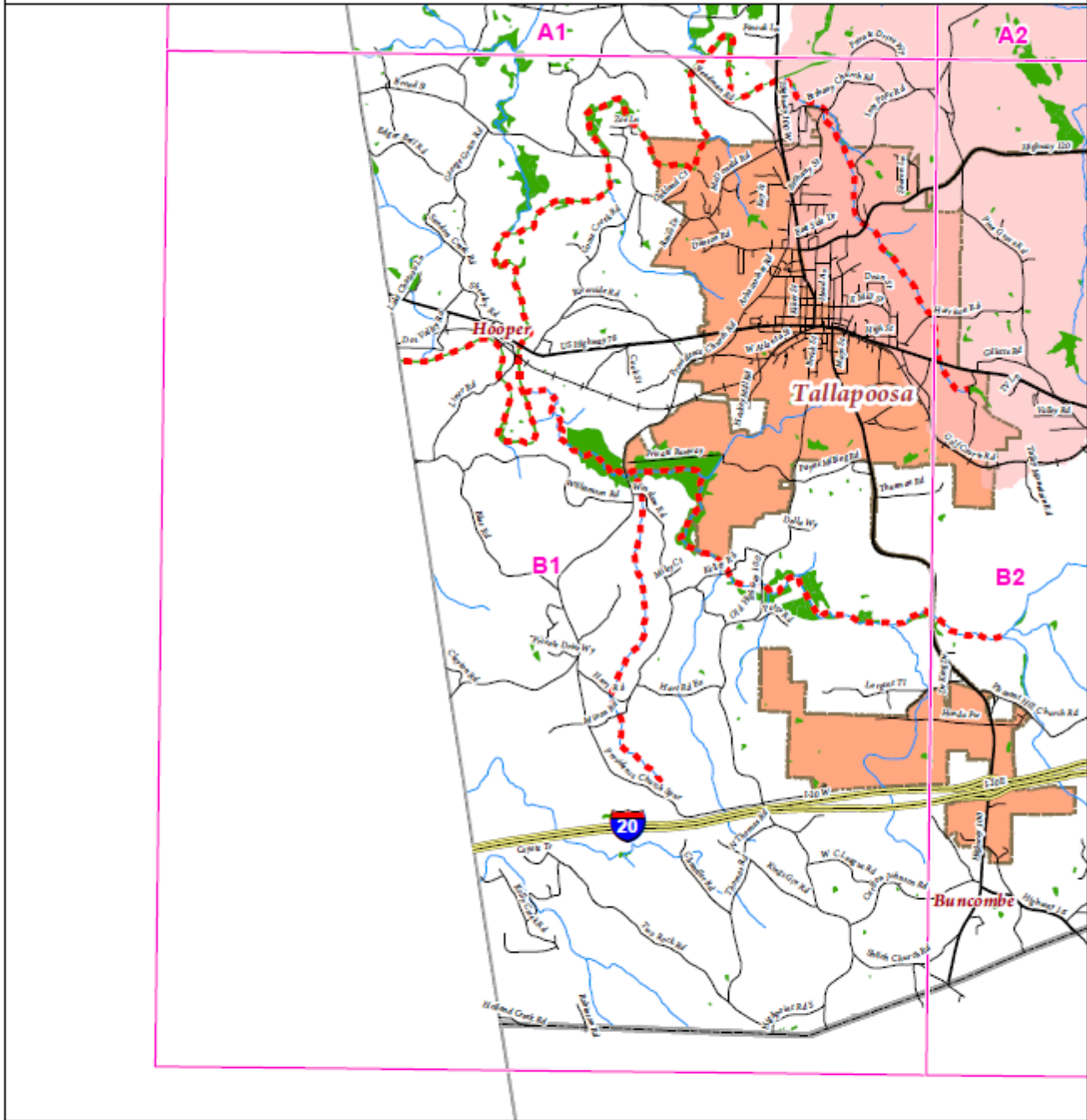


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Regionally Important Resources

Including Environmentally Sensitive Areas

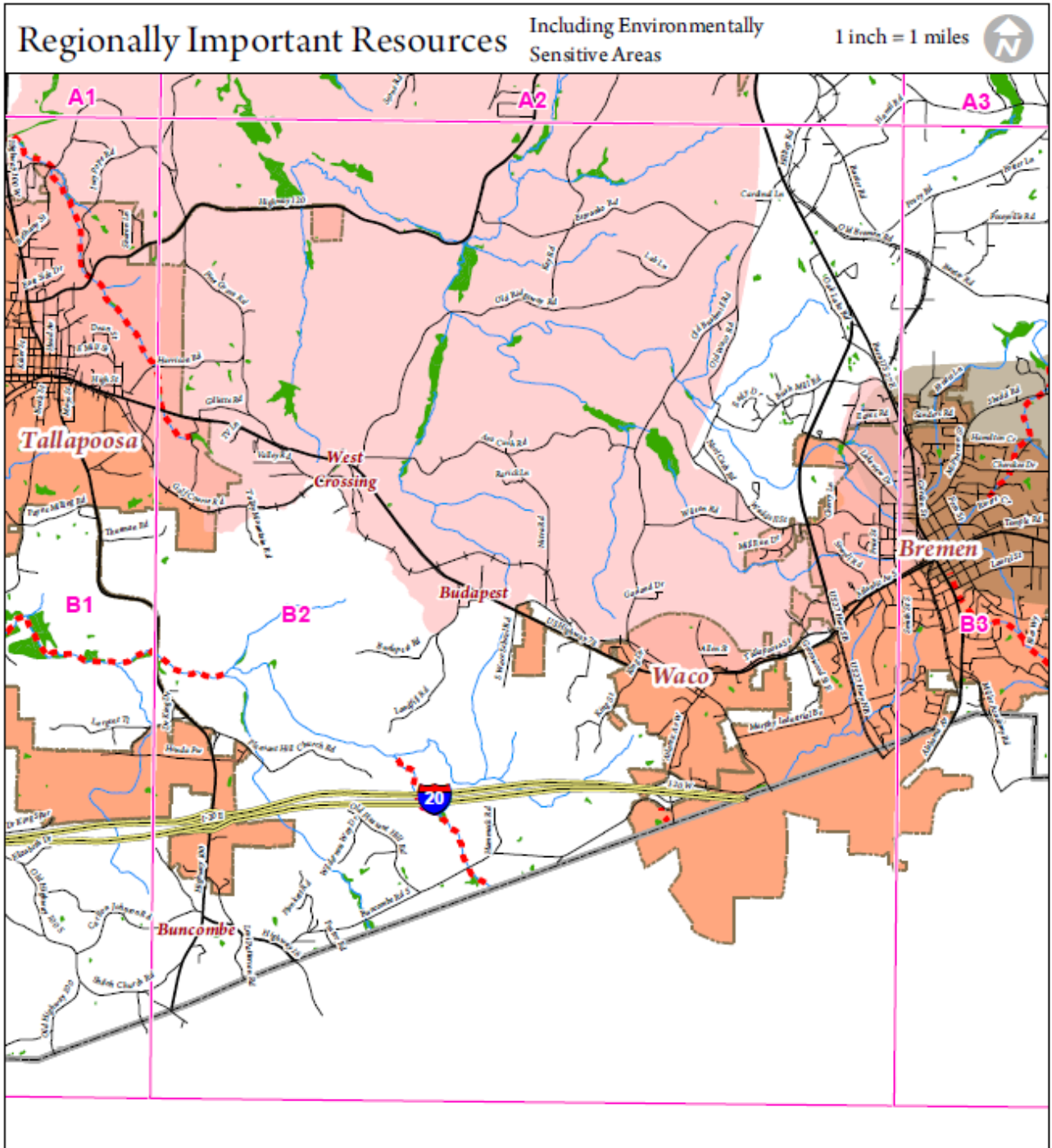
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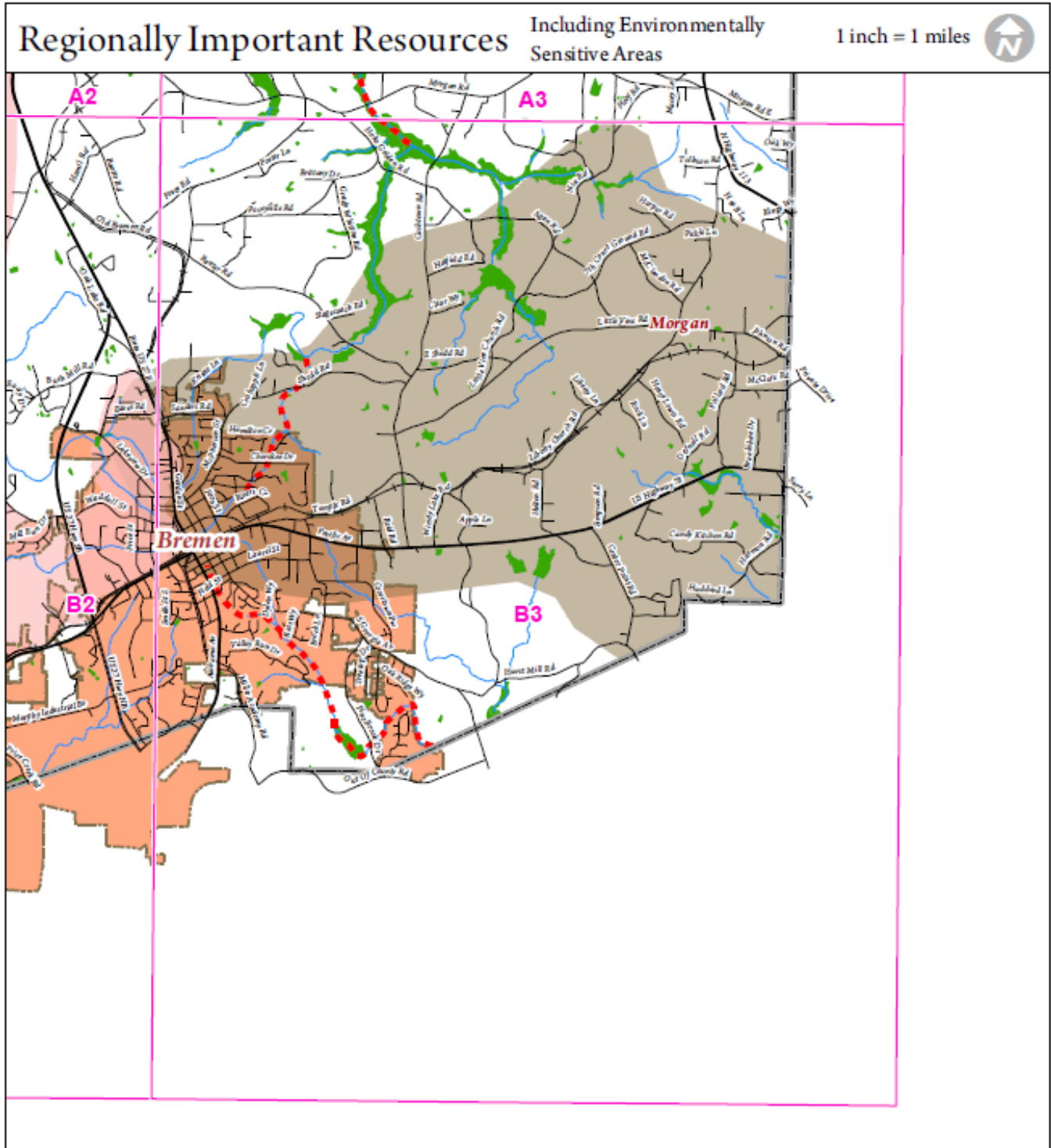
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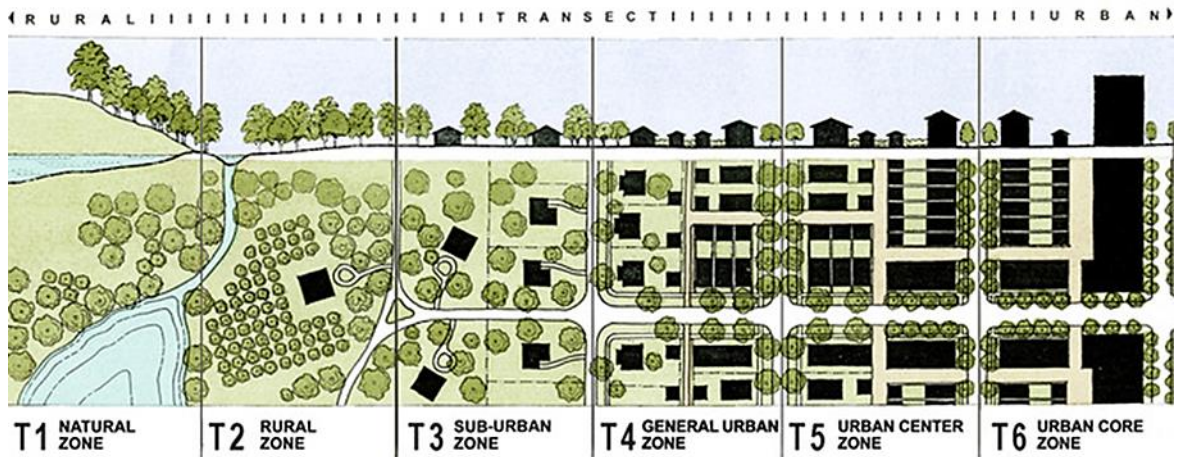
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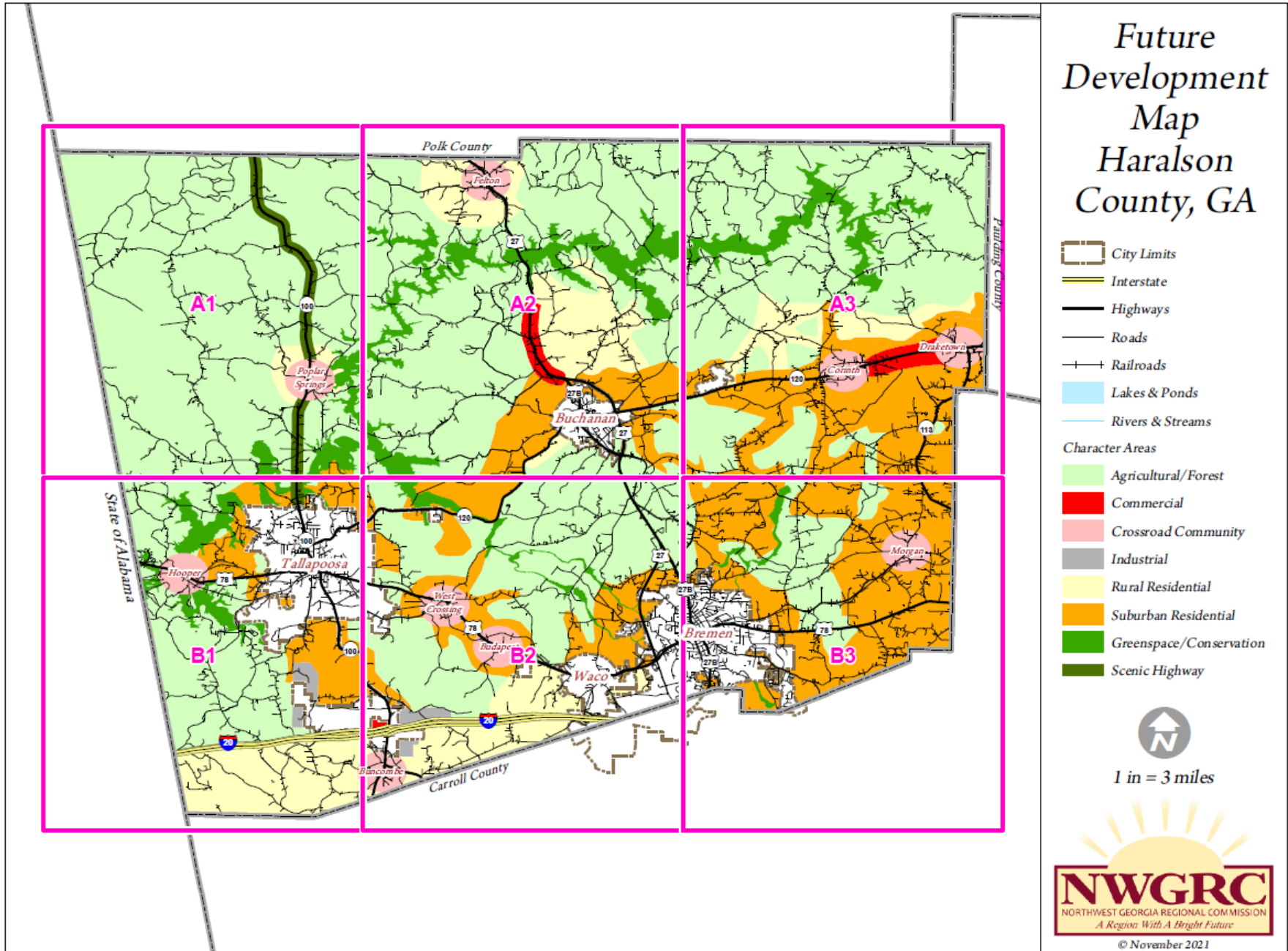


FUTURE DEVELOPMENT MAPS AND CHARACTER AREAS

The Haralson County Joint Comprehensive Plan uses future development maps with character areas to describe and plan land use in the unincorporated County and cities of Bremen, Buchanan, and Waco. Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a lot-by lot basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its particular development issues. Character area planning gives consideration to geographical features, like floodplains and existing greenspace, when planning future development. This plan also follows the Transect Model, where character areas run the gamut from the least developed, most rural area, “Greenspace/Conservation”, to the most developed “Industrial” areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.

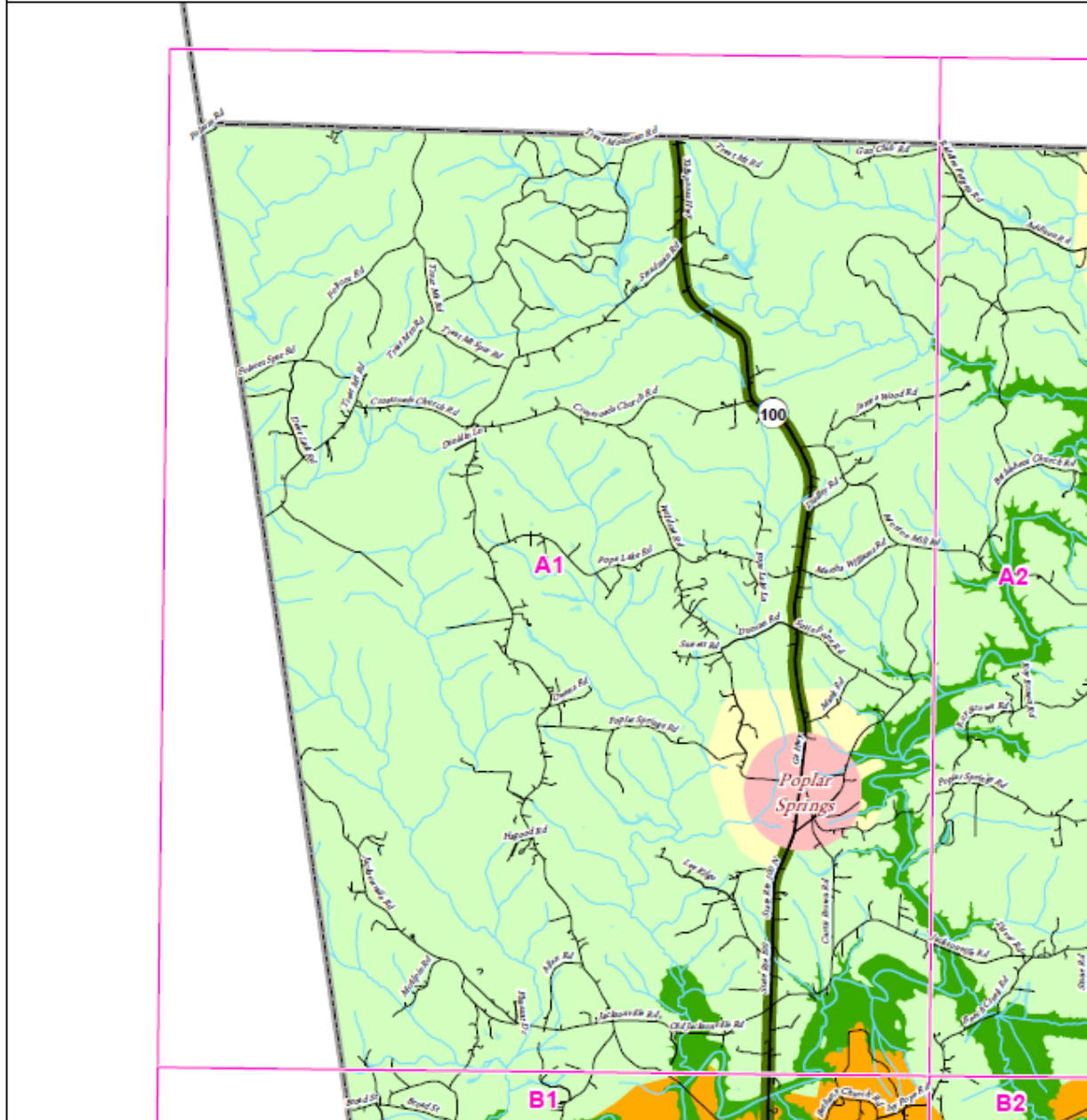
These five Community Elements follow is identified by using the transect model. The transect model identifies development pattern along a gradient from least developed rural areas to more developed districts. Corridors exist in rural, suburban, and urban areas all. The below diagram illustrates the rural to urban transect.





Future Development Map - Haralson County, Georgia

1 inch = 1 miles



- City Limits
- Highways
- Lakes & Ponds
- Railroads
- Roads
- Interstate
- Rivers & Streams

Character Areas

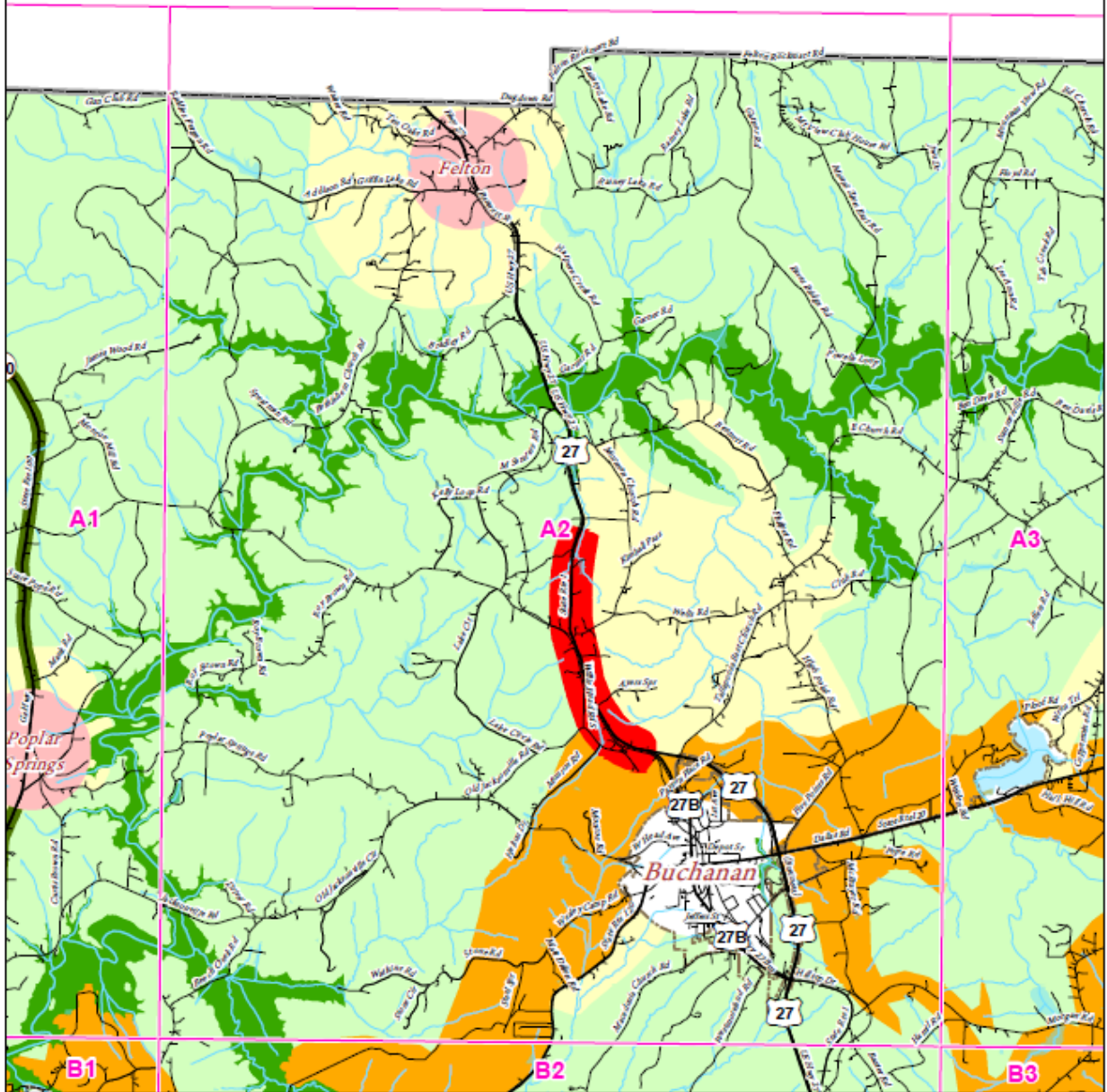
- Agricultural/Forest
- Industrial
- Greenspace/Conservation
- Commercial
- Rural Residential
- Scenic Highway
- Crossroad Community
- Suburban Residential



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Future Development Map - Haralson County, Georgia

1 inch = 1 miles



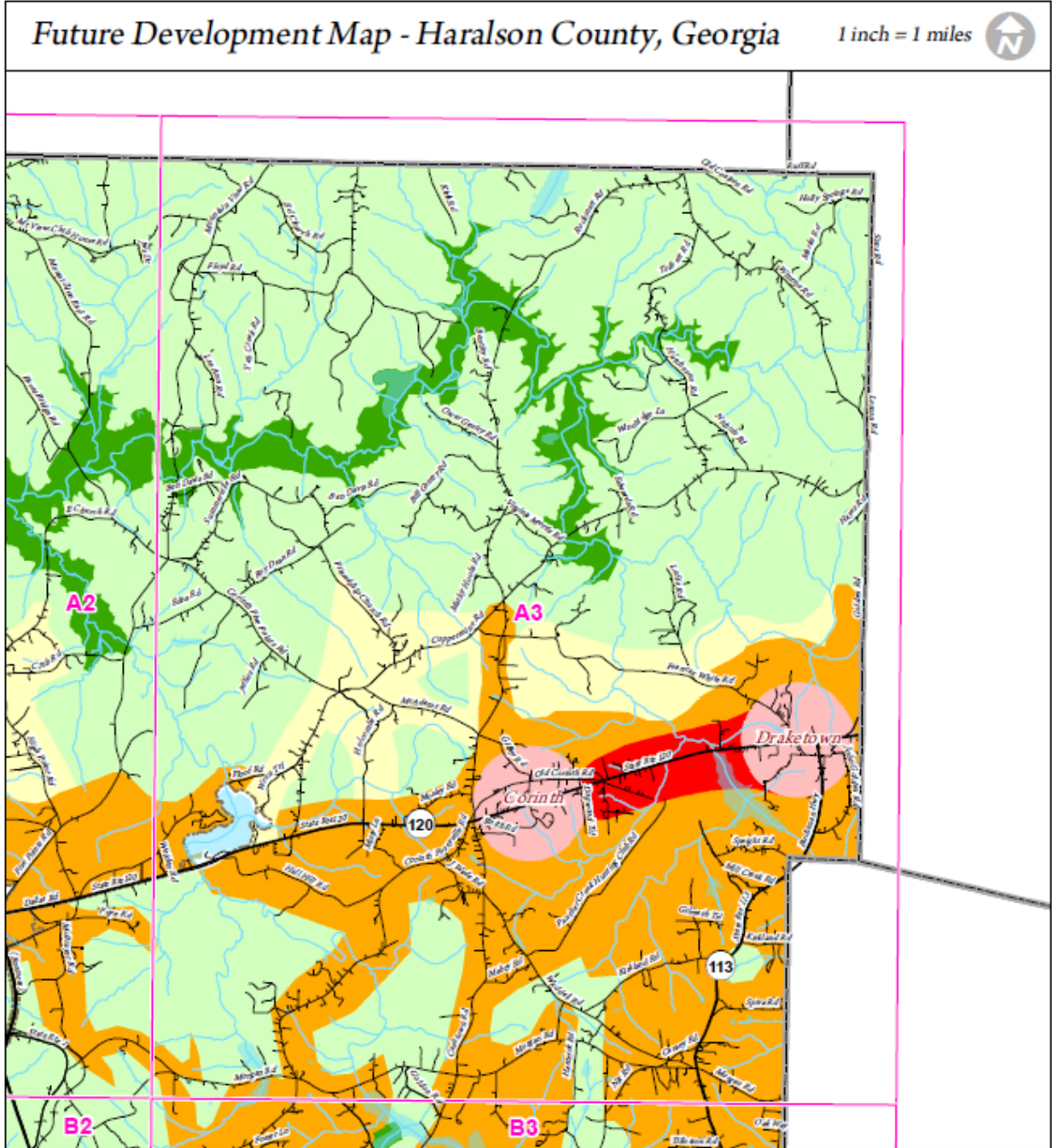
- City Limits
- Highways
- Lakes & Ponds
- Railroads
- Roads
- Interstate
- Rivers & Streams

Character Areas

- Agricultural/Forest
- Industrial
- Greenspace/Conservation
- Commercial
- Rural Residential
- Scenic Highway
- Crossroad Community
- Suburban Residential



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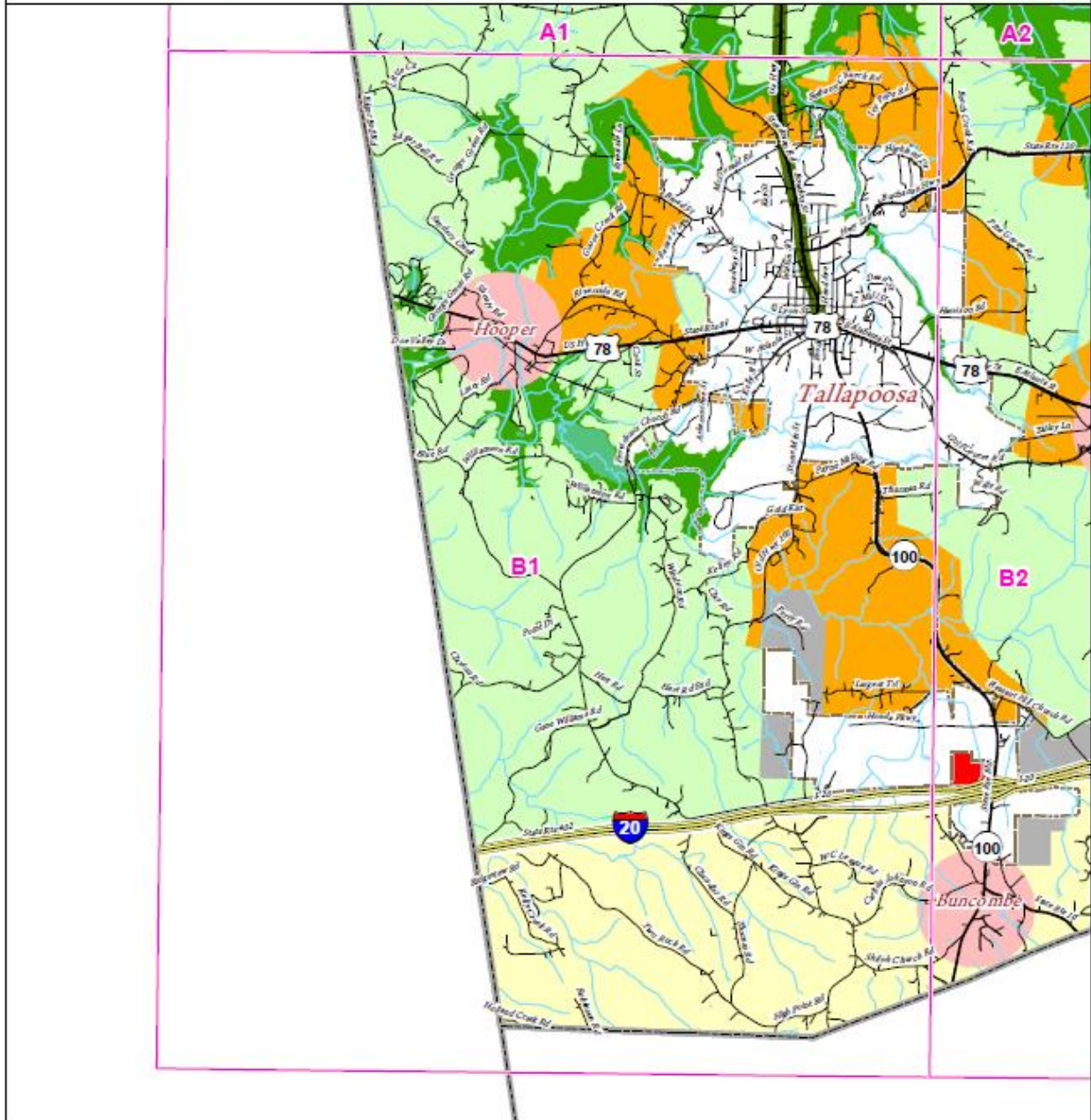


- | | | |
|-------------|------------------|---------------|
| City Limits | Highways | Lakes & Ponds |
| Railroads | Roads | |
| Interstate | Rivers & Streams | |
-
- Character Areas**
- | | | |
|---------------------|----------------------|-------------------------|
| Agricultural/Forest | Industrial | Greenspace/Conservation |
| Commercial | Rural Residential | Scenic Highway |
| Crossroad Community | Suburban Residential | |



Future Development Map - Haralson County, Georgia

1 inch = 1 miles

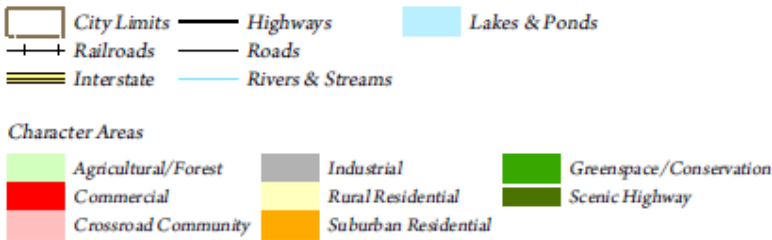
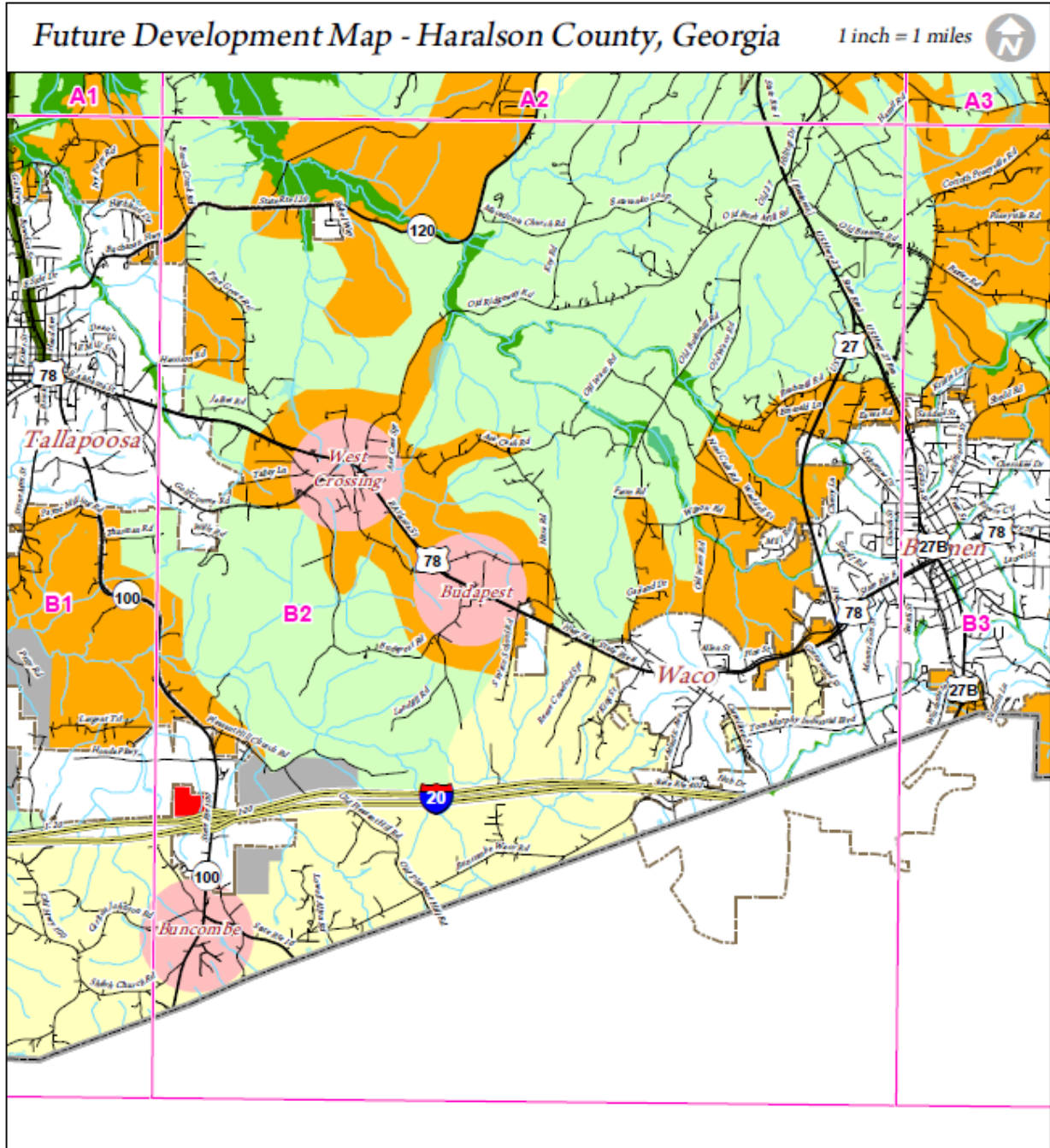


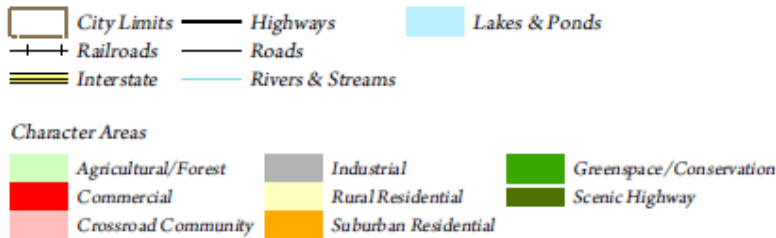
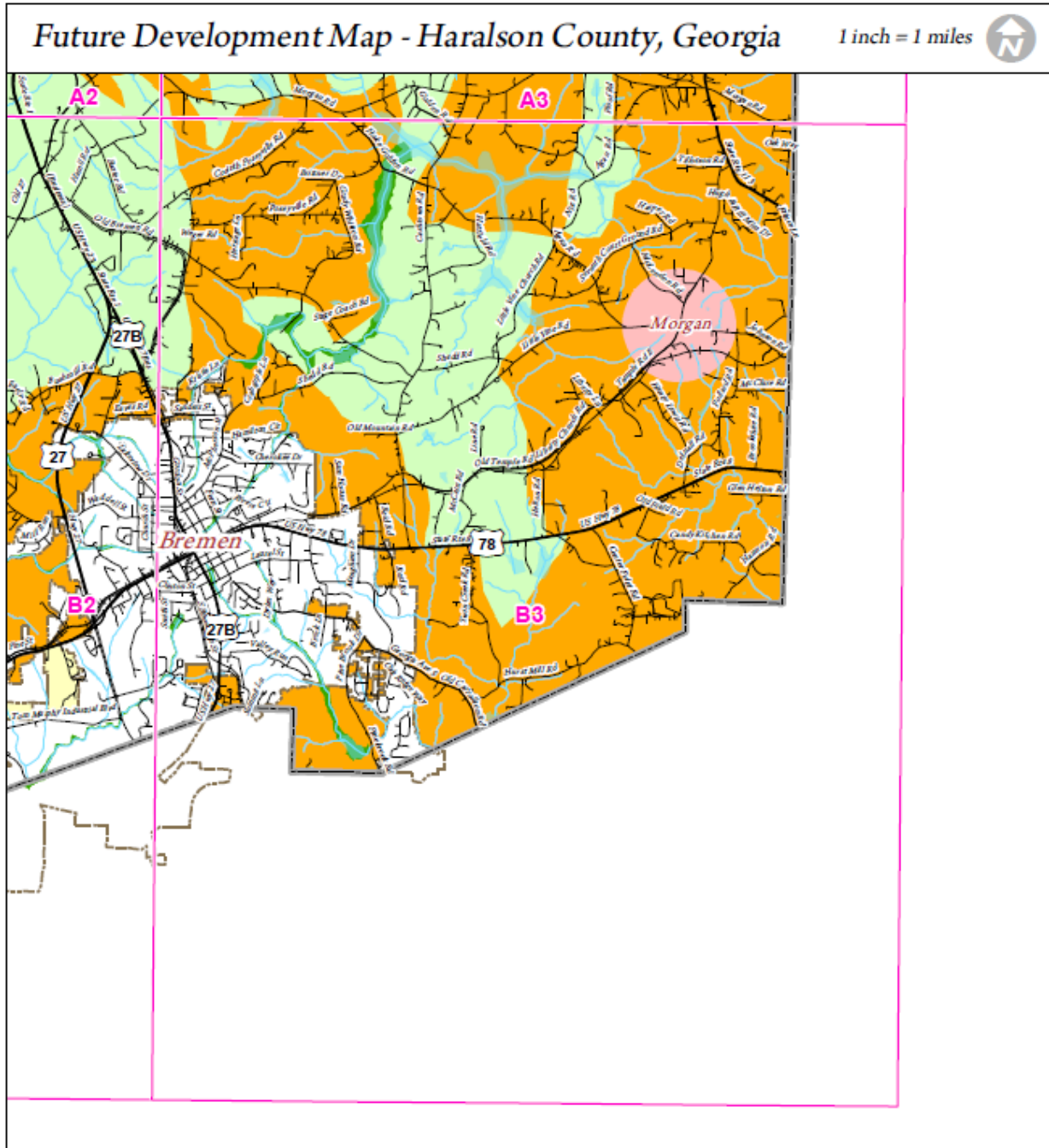
- City Limits
- Highways
- Lakes & Ponds
- Railroads
- Roads
- Interstate
- Rivers & Streams

Character Areas

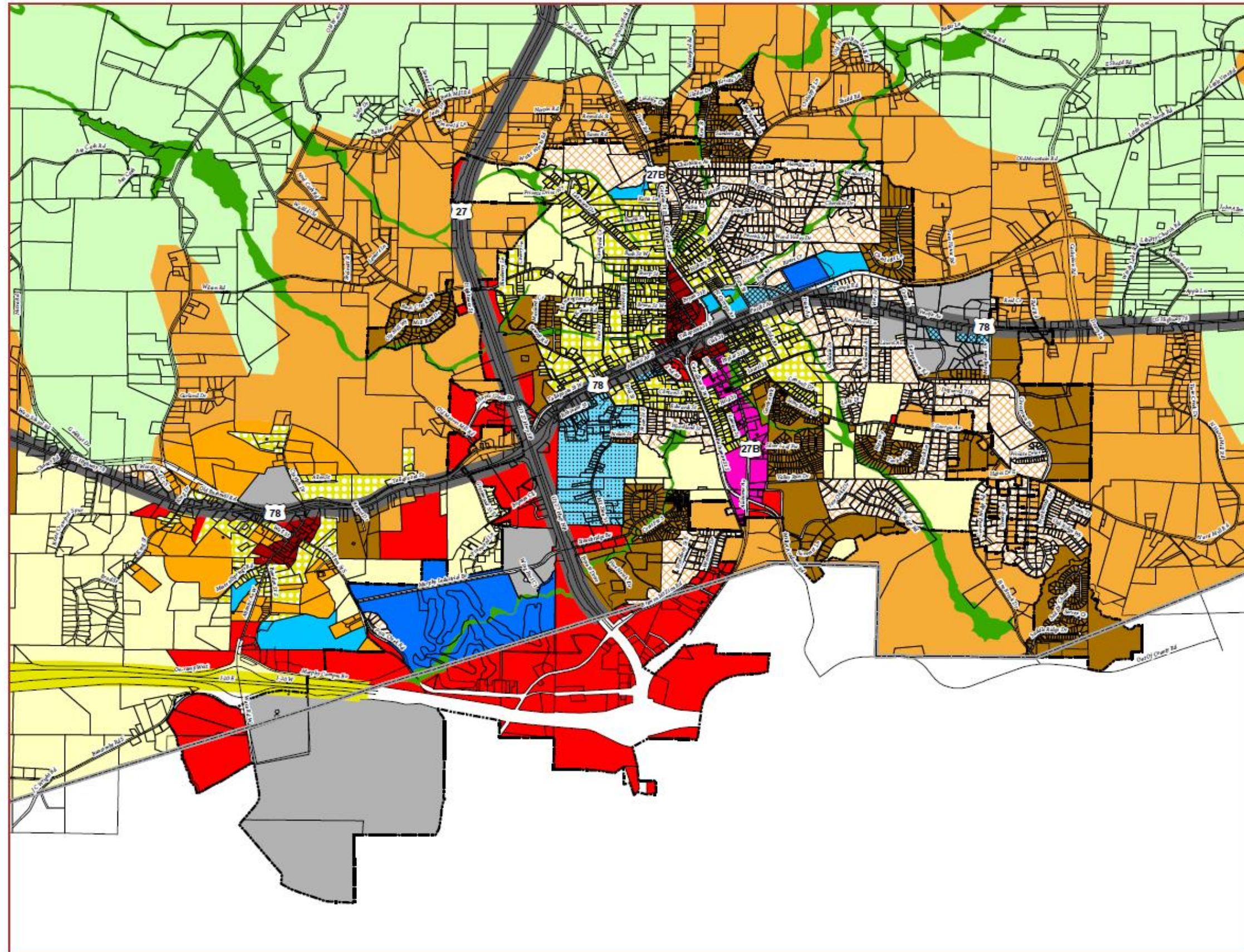
- Agricultural/Forest
- Industrial
- Greenspace/Conservation
- Commercial
- Rural Residential
- Scenic Highway
- Crossroad Community
- Suburban Residential







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Future Development Map Bremen, GA

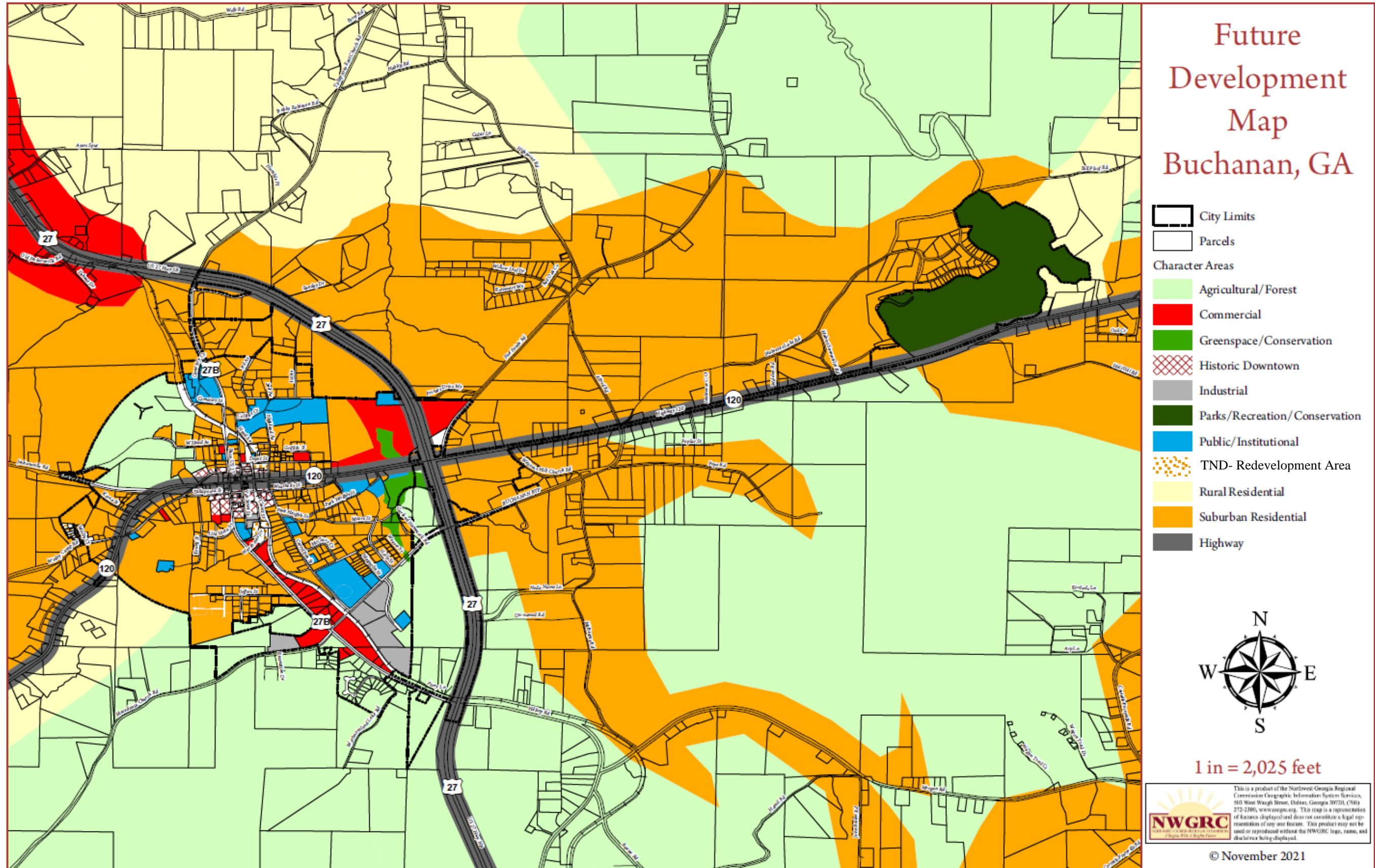
- Parcels
- City Limits
- Character Areas
 - Agricultural/Forest
 - Bremen Gateway
 - Commercial
 - Downtown
 - Greenspace/Conservation
 - In-Town Corridor
 - Industrial
 - Public/Institutional
 - Regional Activity Center
 - Rural Residential
 - Suburban Built Out
 - Suburban Developing
 - Suburban Residential
 - TND-Redevelopment Area
 - Traditional Stable Neighborhood
 - Highway
 - Interstate Highway

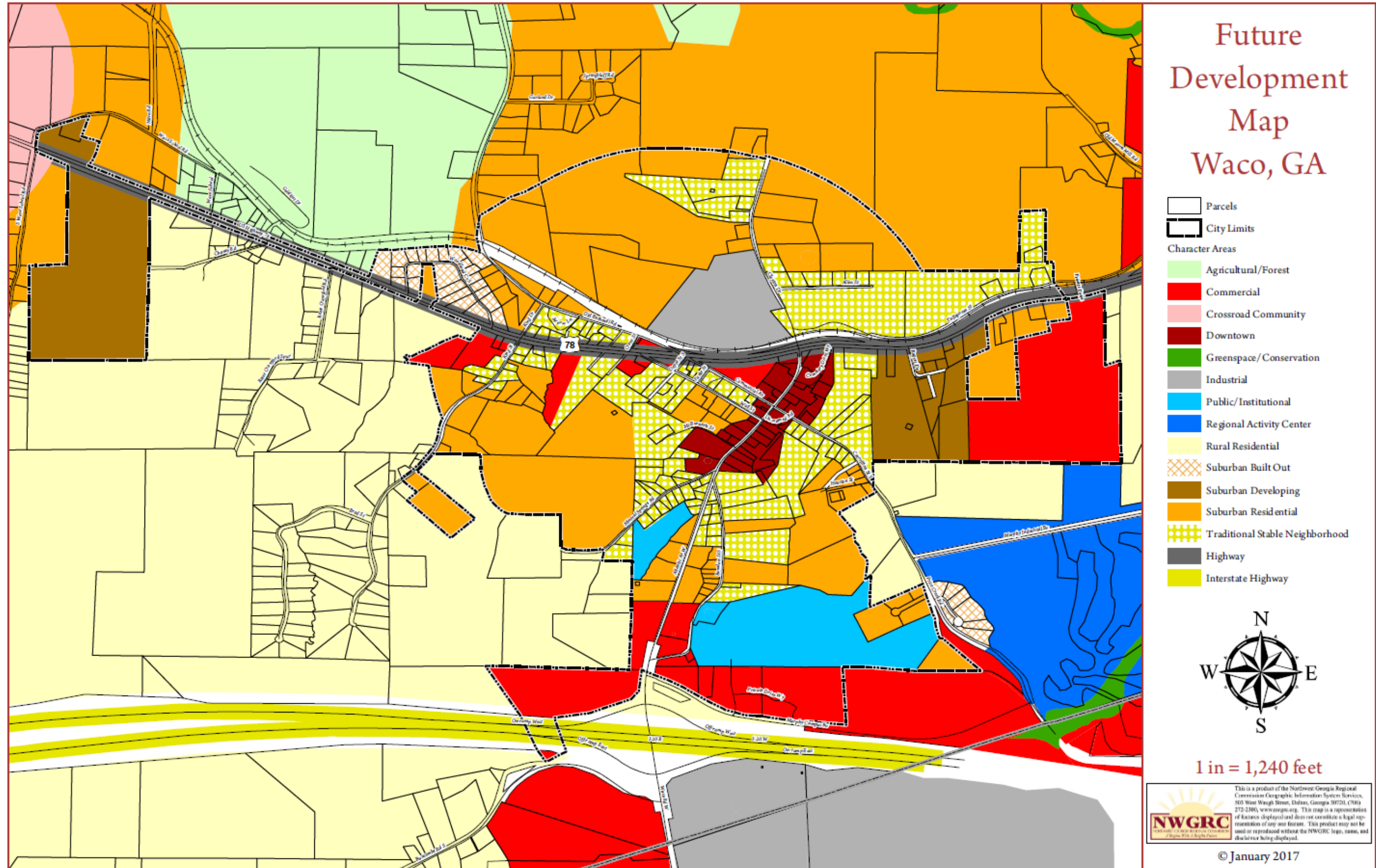


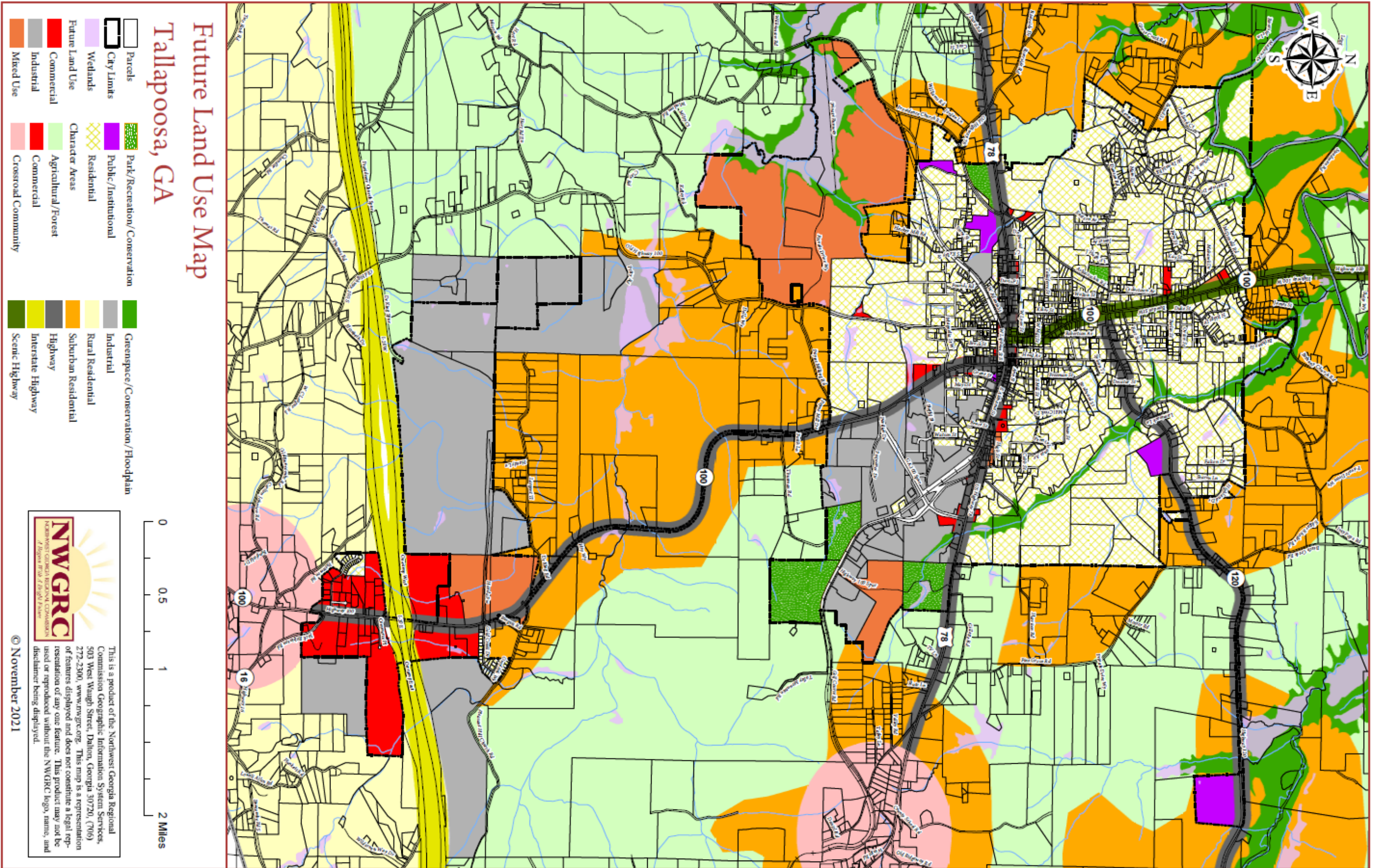
1 in = 3,075 feet

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CHARACTER AREA DESCRIPTIONS


	Character Area: Major Highway/Interstate Corridor	
	Quality Community Objectives	Implementation Measures
Description	<p><u>Development Patterns</u> 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</p> <p><u>Governmental Relations</u> Local self-determination Regional cooperation</p>	<ul style="list-style-type: none"> • More detailed sub-area planning Example: traffic studies • New or revised local development regulations Example: Restrict billboards • Incentives For example, in return for developers having alternative access roads, other variances could be allowed. • Public Investments Example: Beautification projects • Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers
<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"> • Maintain a natural vegetation buffer (at least 50 feet in width). • All new development should be set-back behind this buffer, with alternate access roads, no driveways or inter-parcel roads • Encourage landscaped, raised medians. • Provide pedestrian facilities behind drainage ditches or curb. • Provide paved shoulders for bike lanes or emergency lanes. • Coordinate land uses w/ transit stops. • Manage access to keep traffic flowing; using directory signs. • Unacceptable uses: new billboards. 	<p>Land Uses</p> <p>Limited residential</p>	


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


	Character Area: In-town Corridor	
Description	Quality Community Objectives	Implementation Measures
<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 Patterns</u> Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation: <u>Social and Economic Development</u> Appropriate businesses Employment options</p>	<p>More detailed sub-area planning: New or revised local development regulations Example: Streetscape requirements Incentives: For infill, rehabilitation Public Investments Example: Beautification projects</p>
<p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas. • In the longer term, enact design guidelines for new development, including minimal building setback requirements from the street, • Corridors leading to town centers or downtown, in particular, should be attractive, • Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures. • Provide basic access for pedestrians and bicycles, use safety measures including driveway consolidation and raised medians • Coordinate land uses and bike/pedestrian facilities with transit stops where applicable. 	<p>Land Uses</p> <p>Commercial</p> <p>Residential</p> <p>Office</p> <p>Mixed Use</p>	<p>Infrastructure Improvements Example: Public technology, transit</p>


	Character Area: Commercial	
Description	Quality Community Objectives	Implementation Measures
<p>An area concentrated with general retail, service commercial, professional office, and public space generally located on or near a highway/interstate corridor.</p>	<ul style="list-style-type: none"> • Infill development • Sense of place • Transportation alternatives • Regional identity • Open space preservation • Environmental protection • Growth preparedness • Appropriate businesses • Employment options 	<p>More detailed sub-area planning:</p> <p>New or revised local development regulations:</p> <ul style="list-style-type: none"> • Design guidelines, infill use restrictions <p>Public Investments:</p> <ul style="list-style-type: none"> • Ask that public spaces/ plazas be included in new developments
<p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Relatively high-density mix of retail, office, services, employment • Design for pedestrians with connections between uses • Include direct connections to the greenspace and trail networks. • Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc. 	Land Uses	<p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Create wifi hotspots, improve utilities, public transit
	<p>Commercial</p> <p>Office</p> <p>Public/Institutional</p> <p>Parks/Greenspace</p>	


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


	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"> • Retrofit to meet traditional neighborhood development principles. • Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations • Use traffic calming improvements, sidewalks, interconnections <ul style="list-style-type: none"> • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. • Sidewalk trails should be established well separated from all moving traffic. 	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> Traditional neighborhood Infill development Sense of place Transportation alternatives Regional identity <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> Heritage preservation: Open space preservation Environmental protection <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities 	<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>	
	Residential Neighborhood Commercial	


	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.
Lands in open, cultivated state or sparsely settled, woods, farms. Development Strategies and Policies Maintain rural character by: <ul style="list-style-type: none"> • Strictly limiting new development. • Protecting farmland and open space • Promoting use of conservation easements by land owners • Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character. • Widen roadways only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact • Promote these areas as passive-use tourism, recreation 	<u>Land Uses</u>	Public Investments Public land as open space, recreation areas Infrastructure Improvements Use utility siting to control growth
	Agribusiness	


	Character Area: <u>Crossroad Community</u>	
	Quality Community Objectives	Implementation Measures
Description	<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 Example: Traditional Neighborhood Development principles, encourage commercial development in nodes New or revised local development regulations Example: Streetscape requirements Incentives: For infill, rehabilitation, development around intersections Public Investments Example: Beautification projects, signage
Historic Communities, Unincorporated, at Intersection of Main Thoroughfares Development Strategies and Policies <ul style="list-style-type: none"> • Similar Guidelines as for Residential, Rural Residential Community Concerns	<u>Land Uses</u>	Example: Beautification projects, signage Infrastructure Improvements Example: Public technology, transit, High speed internet, water and sewer around node
	Commercial Residential	


	Character Area: Bremen Gateway	
	Quality Community Objectives	Implementation Measures
Description	<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"> • More detailed sub-area planning Example: historical overlay district • New or revised local development regulations Example: Sidewalk width, other streetscape elements Streetscapes in this area should be continued from Downtown Area
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"> • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary. 	Land Uses	<ul style="list-style-type: none"> • Incentives: Developer variances for preserving trees • Public Investments Example: Beautification projects • Infrastructure Improvements Example: maintain sidewalks, street lamps
	Mix of Office, Commercial, and Housing	


	Character Area: Suburban Residential (Developing)	
	Quality Community Objectives	Implementation Measures
	<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
	Land Uses	Public Investments Example: Beautification projects Infrastructure Improvements Example: Public technology, transit
<p style="text-align: center;">Description</p> <p>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</p> <ul style="list-style-type: none"> • Retrofit to meet traditional neighborhood development principles. • Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations • Use traffic calming improvements, sidewalks, interconnections <ul style="list-style-type: none"> • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 		


	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 Incentives Allow design variances for conservation subdivisions and individual homes
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"> • Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. • Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings 	Land Uses	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.	


	Character Area: Suburban Residential (Built Out)	
	Quality Community Objectives	Implementation Measures
	<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	Infrastructure Improvements Example: Public technology, transit
Description	Residential	
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 <u>Suggested Development Plan:</u> <ul style="list-style-type: none"> • Foster retrofitting of these areas to better conform with traditional neighborhood development (TND) principles. • 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. • Add traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods. Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity. 		

	Character Area: Regional Activity Center	
Description	Quality Community Objectives	Implementation Measures
<p>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.</p> <p><u>Suggested Development Plan:</u></p> <ul style="list-style-type: none"> • Road edges should be clearly defined by locating buildings at roadside with parking in the rear. • Provide bike lanes or wide curb lanes to encourage bicycling. • Include a diverse mix of higher density housing types, including multi-family town homes, apartments, lofts, and condominiums, including affordable and workforce housing. • Design should be very pedestrian oriented, with strong, walkable connections between different uses. <p>Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.</p>	<p><u>Development Patterns</u> Sense of place</p> <p><u>Resource Conservation</u> Open space preservation: Environmental protection</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate businesses</p>	<ul style="list-style-type: none"> • More detailed sub-area planning • New or revised local development regulations • Incentives • Public Investments • Infrastructure Improvements
	Land Uses	
	<p>Recreation facilities</p> <p>Commercial retail and dining</p>	

	Character Area: Parks, Recreation/Conservation	
Description	Quality Community Objectives	Implementation Measures
<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"> • Linking greenspaces into a pleasant network of greenways • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas. 	<p><u>Development Patterns</u> Sense of place Regional identity</p> <p><u>Resource Conservation</u> Heritage preservation: Open space preservation: Environmental protection Social and Economic Development Growth Preparedness</p> <p><u>Governmental Relations</u> 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>
	<u>Land Uses</u> Recreation	<p>Public Investments Example: park maintenance, patrols</p> <p>Infrastructure Improvements Example: Renovating park equipment</p>

	Character Area: Public/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"> • Design, Maintenance Guidelines • Access for Bike, Pedestrian, Transit Link to Open Spaces Where Possible	<u>Land Uses</u>	
	Institutional	

	Character Area: Industrial	
Description	Quality Community Objectives	Implementation Measures
<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>	<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 Tree Protection Requirements in Bremen</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>
	<u>Land Uses</u> Industrial	<p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water</p>

	Character Area: Traditional Neighborhood/(TND) Redevelopment Area	
	Quality Community Objectives	Implementation Measures
Description	<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>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"> • Vacant properties in the neighborhood offer an opportunity for infill development. • 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. 	<u>Land Uses</u>	
	Redevelopment	



Description

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

Character Area: Historic Downtown

Quality Community Objectives


Implementation Measures


- Development Patterns
 Traditional neighborhood
 Sense of place
- Resource Conservation
 Heritage preservation
- Social and Economic Development
 Growth Preparedness
 Housing choices
- Governmental Relations
 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

Land Uses

- Commercial
- Residential

	<p>Character Area: Stable Traditional Neighborhood/ Traditional or Historic Neighborhood</p>	
<p>Description</p>	<p>Quality Community Objectives</p>	<p>Implementation Measures</p>
<p>A neighborhood having relatively well-maintained housing. Possesses 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.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> • Reinforce stability by encouraging homeownership and maintenance or upgrade of properties. • Vacant properties in the neighborhood offer opportunity for infill development of new architecturally compatible housing. • Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point. • Strong pedestrian and bicycle connections for residents. 	<p><u>Development Patterns</u> Traditional Neighborhood Infill Development Sense of Place Transportation Activities Regional Identity</p> <p><u>Resource Conservation</u> Heritage Preservation Environmental Protection</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate Business Housing Choices Governmental Relations Regional Cooperation</p> <p><u>Land Uses</u> Residential Neighborhood Commercial Government Facilities</p>	<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</p> <p>Incentives Tax incentives or variances</p> <p>Public Investments: Sidewalks, and Beautification Projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high-speed internet, transit</p>

	Character Area: Downtown/Town Center	
Description	<u>Quality Community Objectives</u>	Implementation Measures
<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"> • Relatively high-density mix of retail, office, services, employment • Higher density mixed income housing options next to the center • Design for pedestrians with connections between uses • Define road edges by locating buildings at roadside, rear parking • Include direct connections to the greenspace and trail networks. • Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc. 	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> Infill development Sense of place Transportation alternatives Regional identity <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> Heritage preservation Environmental protection <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> Growth Preparedness Appropriate businesses Housing choices <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> Local self-determination Regional cooperation 	<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>
	<u>Land Uses</u>	
	Commercial and Residential	

FUTURE LAND USE DESCRIPTIONS

The categories and descriptions below are based on the Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning that came into effect on October 1, 2018. All photos depict current land uses within the City of Tallapoosa.

Residential - This category includes land used for single family and multi-family residential uses.

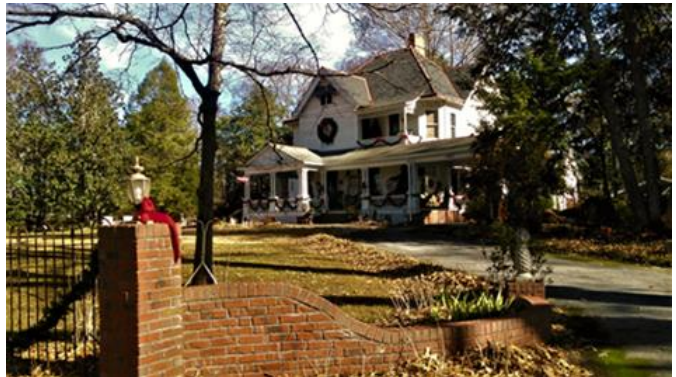


Figure 38: Historic residence on Bowden Street

Commercial - This category includes land used for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Despite high visibility in certain areas.



Figure 39: Shopping Center along Highway 78 and Dewey Street

Industrial - This classification includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.



Figure 40: Honda Precision Parts on Dr. King Road

Public/Institutional - This grouping includes certain state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals.



Figure 41: Public Library on Bowden Street

Park/Recreation/Conservation – These usages include land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.



Figure 42: Helton Howland Military Park on Hwy. 78

Mixed Use- There are four areas indicated on the Tallapoosa Future Land Use Map indicated as mixed use do to their future use being beneficial as either commercial, residential, public/institutional, industrial, or parks/recreation/conservation, as follows:

- 1) Area of approximately 4 acres near GA 100 and Steadman Road intersection. This specific tract of land, currently vacant and farmed/gardened, could be developed as either commercial or residential.
- 2) The section of multiple parcels along US 78, from Crest Street east to just beyond Golf Course Road, has the same potential to remain residential or become commercially utilized due to their adjacency to the arterial corridor of US Hwy. 78.

The other two areas noted as mixed use consist of a massive 700 plus acre tract along Old GA 100 (World Children's Center) has a variety of uses as it was envisioned as a closed campus foster institute. Approximately 20% was to remain conservation, 50% residential and the remainder being institutional or commercially dedicated uses (Chapel, academic campus, some commercial). The final section, consisting of 152.24 acres, noted as mixed use is planned for split property uses as follows: Light industrial, 19%; Commercial 38%; Professional, 15%; Residential, 18% and 11% dedicated to buffers compromised of conservation area.

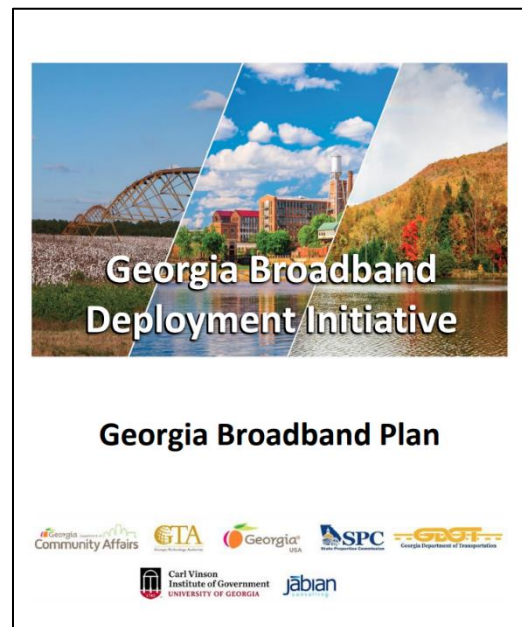
RURAL BROADBAND



Introduction

Access to high-speed Internet has become a necessity for business and greatly improves the quality of life for residents. In 2015, the Federal Communications Commission set the definition of high-speed internet, or broadband, at 25 megabits per second for download, (downstream) and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for high-speed Internet service in Senate Bill 403, which was passed to become the “Achieving Connectivity Everywhere (ACE)” Act in spring 2018. This Act has allowed for the creation of the Georgia Broadband Development Initiative (GBDI) to help communities bring high speed internet service even to the most rural areas. Haralson County, Bremen, Buchanan, Tallapoosa, and Waco would like to participate in the Broadband Ready Community program because they see a need to facilitate better Internet connectivity for all residents, regardless of how remote their homes are. Therefore, this broadband element is included in the comprehensive plan, and two work program items have been added for each government.

- The first item is a commitment to pass a broadband ordinance covering the process of providing broadband to all residents, and to signal that Haralson County has taken steps to reduce obstacles to broadband infrastructure investment.
- The second item is to apply for the Broadband Ready Community Designation



“Broadband access has become essential to business, education, healthcare, agriculture, and quality of life, yet an estimated 1.6 million Georgians currently lack access to high-speed internet service.”

-Gov. Brian Kemp

GBDI Mapping Methodology

The GBDI model (see figure 49) is inherently location based. This means that the target broadband service must be available to more than 80% of locations in a census block to be served. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.

Current Service Areas

According to the GBDI map in figure 49, there are a total of 7,270 unserved locations in Haralson County. This figure also shows a total of 8,564 locations that are served, which means that 46% of locations are unserved in Haralson County. Of the 15 counties in northwest Georgia, Haralson County has, by far, the largest percentage of unserved locations.

Investment in Unserved Areas

Broadband infrastructure investment decisions are business-case based. They must provide a sustainable and positive ROI for providers to expand into unserved areas. The GBDI planning team partnered with local governments and provider partners on a plan to address unserved areas. Recommended strategies or policies must either lower broadband investment costs or provide financial assistance to broadband in unserved areas so that they can be served and become economically self-sustaining. Haralson County and the Haralson County School Board are dedicated to removing obstacles to encourage private investment in broadband infrastructure. Haralson County created a tax incentive for broadband to offer an abatement of 100% on NEW broadband infrastructure for a 10-year period if the investment in one year exceeds \$2M. To date, the County has abated over \$3M in personal property ad valorem taxes with the program.

Access to Funding

Increased Access to Funding The capital cost to provide broadband services to all unserved areas in Georgia is estimated at over one billion dollars. The deployment of broadband to unserved areas statewide will require significant access to funding. While a statewide grant program will make an impact to some unserved areas, widescale change could require a broad spectrum of funding incentives and mechanisms. Haralson County is a designated Broadband Ready Community.



Figure 43: Modern broadband technology relies primarily on terrestrial-based infrastructure such as fiberoptic cable, shown above.





Figure 44: As schools become more technology oriented, students must complete assignments and conduct research that requires high-speed internet.

Public-Private Partnerships

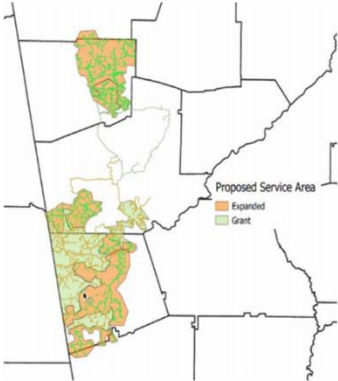
Public-private partnerships (P3) could play a critical role in bringing sufficient broadband to unserved areas. The legislation currently includes the use of P3 models on GDOT Interstate rights-of-way along Georgia interstates. These partnerships could take a variety of forms and could include coapplying for funding, working with providers to create carrier neutral locations and facilities, providing greater access to rights-of-way, providing incentives to providers to lower costs, or creating efficiencies to accelerate broadband deployment. There are examples in other states where governments and providers have partnered to increase broadband availability, and they will also be evaluated. Haralson County has partnered with Carroll EMC as well as Sync Global, and both Carroll EMC and Sync Global have applied for funding to expand broadband service throughout Haralson, Polk, Carroll, and Heard Counties. The first phase of the SyncGlobal / Carroll EMC Joint Fiber Project will invest more than \$40 million in capital over a three-year timeline. With phase one of the joint fiber project underway, planning has already begun on phase two. The SyncGlobal / Carroll EMC Joint Fiber Project will dramatically improve broadband connectivity throughout much of east Haralson County.

Broadband Model Ordinance

To assist local governments with the process of developing a useful local ordinance to encourage broadband investment and expansion, GBDI worked in collaboration with local governments and providers to develop a model ordinance. The purpose of the model ordinance is to demonstrate that the local government has taken steps to reduce obstacles to broadband deployment. The model ordinance has already been adopted by several communities in Georgia. The cities of Bremen, Buchanan, Tallapoosa, and Waco plan to adopt the Broadband Model Ordinance as an action step to ensure that broadband deployment is not hindered in the community. Unincorporated







B R O A D B A N D



Services Offered

Speeds up to 1 Gb
Includes Firewall & Wi-Fi
Parental Controls
Home Phone Service Available

678-821-6000
broadband@syncglobal.net

-  **More than \$40 million capital investment**
-  **Affecting 30,000+ rural Georgians**
-  **Up to 10,000 homes & businesses**
-  **Across 200+ square miles**
-  **800+ route miles of fiber**
-  **24-36 month estimate for Phase I**

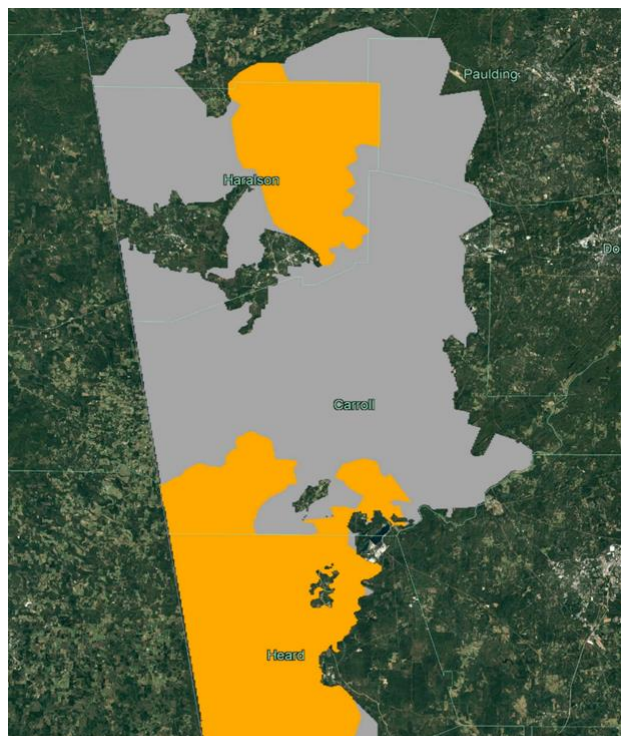


Figure 45: Map illustrating the proposed broadband deployment area for phase 1 of the SyncGlobal / Carroll EMC Joint Fiber Project. Map courtesy of Carroll EMC

Haralson County has previously adopted the GBDI model ordinance and has been designated as a Broadband Ready community by the Georgia Department of Community Affairs.

Federal Broadband Programs

The **USDA Community Connect Program** exists to provide financial assistance in the form of grants to eligible applicants that will provide, on a “community-oriented connectivity” basis, broadband service that fosters economic growth and delivers enhanced educational, health care, and public safety benefits. The application window is currently open.

The **USDA ReConnect Program** is designed to bring internet service to parts of rural America that have been traditionally hard to reach by providing grants, loans, or grant/loan combinations to entities seeking to deploy broadband services in unserved or severely underserved regions. Within the USDA ReConnect funding application, projects can be awarded as many as 20 State Activity Points. The Georgia Broadband Office is offering technical assistance to USDA applicants by providing the Georgia Broadband Development Initiative Plan and a letter of support from the Governor.

Both the USDA Community Connect and ReConnect programs base the applicant’s eligibility on several factors including the Federal Communication Commission's (FCC) 477 Broadband Map (*see figure 48*)



Figure 46: Telecommunications tech working on infrastructure in rural GA. Photo courtesy of Ellijay Telephone Co.

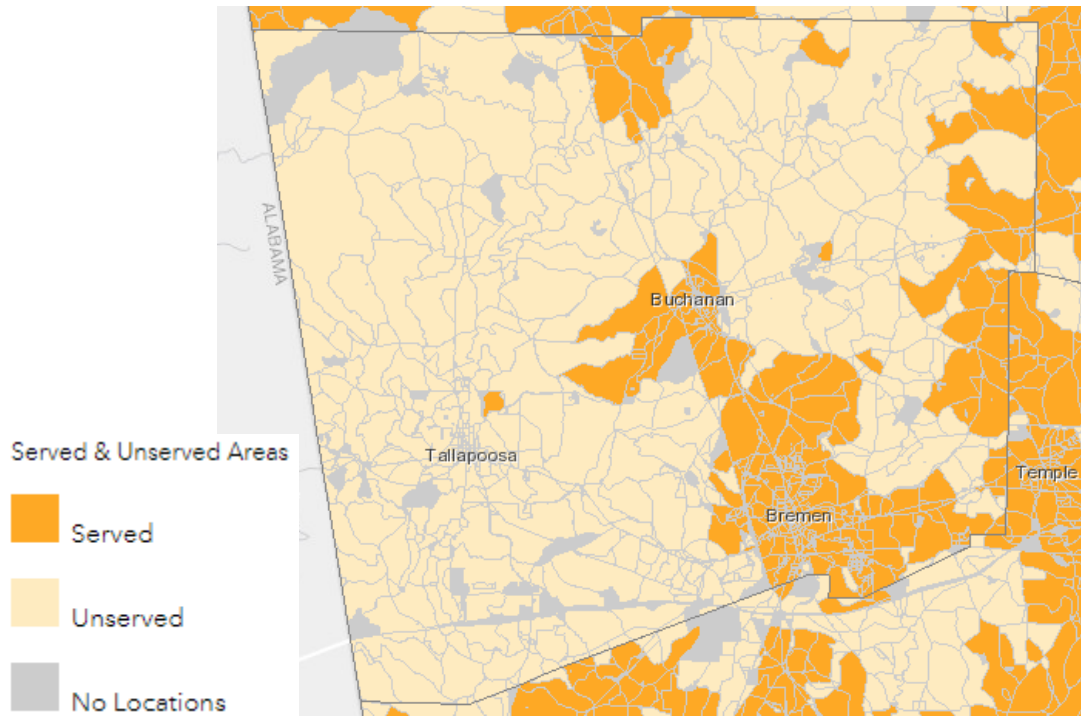


Figure 47: FCC Form 477 Broadband Map

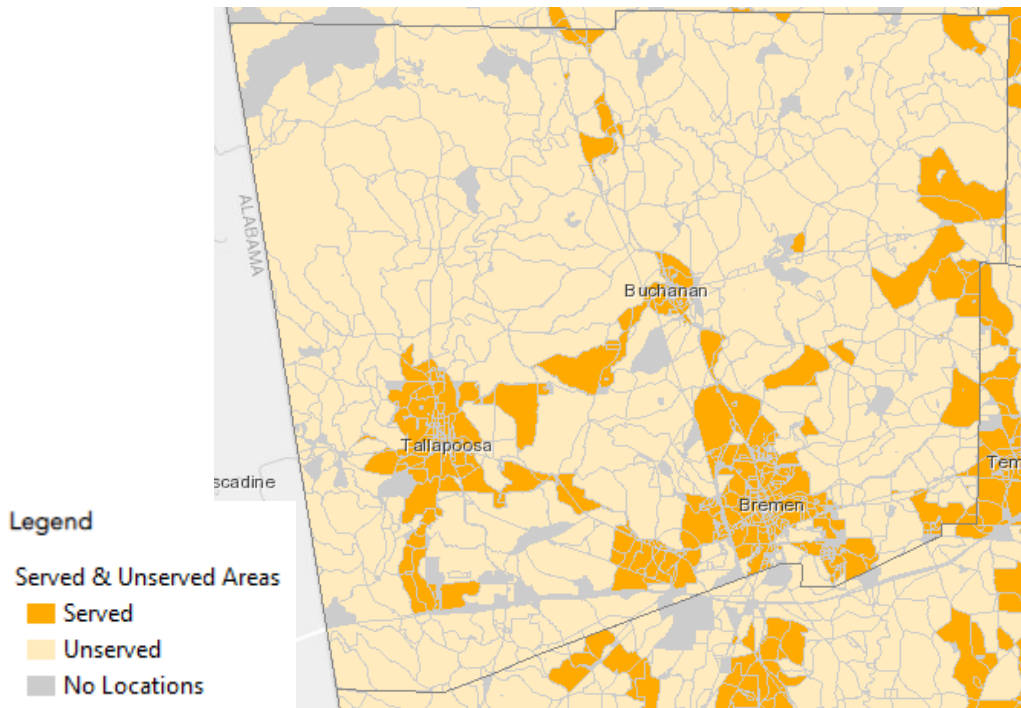


Figure 48: 2021 Georgia Broadband Availability Map

IMPLEMENTATION PROGRAM

From hence forth the plan will focus on individual, rather than joint needs of each community as previously stated in the HOW TO USE THIS PLAN section. Each community will provide a community statement and/or a list of goals, policies, a report of accomplishments from the previous 2017-2021 planning period, a list of current Needs and Opportunities, and finally a new Community Work Program for the current 2022-2026 planning period.

HARALSON COUNTY

Vision Statement

Haralson County is a community that has retained its rural character and charm while, at the same time, promoting appropriate economic development to create employment opportunities for its citizens and others throughout the region. We will continue to enhance the quality of life and enable the prosperity of our residents to ensure the county remains an inviting place to live for both our current and future residents by supporting goals such as:

- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- A clean, comfortable, peaceful, and most of all a family-friendly community



Figure 49: Scenic views of rural landscape can be seen throughout Haralson County

REPORT OF ACCOMPLISHMENTS, 2017-2021

UNINCORPORATED HARALSON COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Participate in the Grow Haralson Initiative.	2021	X				
HOUSING						
Strengthen Code Enforcement policies to address blighted structures.	2019				X	Lack of feasibility for enforcement county-wide
TRANSPORTATION						
Pope Road new construction (triple treatment) – 0.5 miles length.	2021	X				
Monroe Mill Road bridge structural work.	2021				X	Low priority compared to other bridges

REPORT OF ACCOMPLISHMENTS, 2017-2021

UNINCORPORATED HARALSON COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Expand 5311 transit program for senior transportation.	2017-2021	X				
Replace Beech Creek Road bridge.	2021				X	Flood zone issue with replacement
Turn lane at Haralson County High School.	2017	X				
Turn Lane at Monroe Mill and Mormon Church Road.	2017	X				
NATURAL AND CULTURAL RESOURCES						
Establish a transfer of development rights (TDR) program.	2021				X	Not a priority at this time

COMMUNITY FACILITIES AND SERVICES

REPORT OF ACCOMPLISHMENTS, 2017-2021

UNINCORPORATED HARALSON COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Promote development of the Haralson County Reservoir.	2021		Ongoing			Policy Statement
Purchase three new fire trucks.	2021	X				
Winters/Tolbert Road area fire station.	2020				X	Lack of funding
Draketown community fire station.	2019				X	Lack of funding
Ambucare ARC grant administration.	2017-2018	X				
Re-apply for Ambucare ARC grant.	2019				X	Not a priority at this time
	2021	X				

REPORT OF ACCOMPLISHMENTS, 2017-2021

UNINCORPORATED HARALSON COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Water expansion in east Haralson County.						
Expand sewer at Macedonia bus barn.	2019	X				
Wastewater lift station at Recreation Drive.	2020		2022			
Sewer expansion to Sea Breeze Lake community and dredging Sea Breeze lake for drinking water.	2021	X				Lake was dredged, but the County does not have a sewer service
Apply for funding to construct new facilities for Tallatoona non-profit organization.	2020-2021	X				
	2021		2025			

REPORT OF ACCOMPLISHMENTS, 2017-2021

UNINCORPORATED HARALSON COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Cartersville water fault well resources and connection to Rocky Hill tank.						
LAND USE						
Apply for recreational trails grant for 755-acre park.	2021				X	Property was sold
Strengthen zoning ordinance to prevent inappropriate commercial development in residential/agricultural areas.	2019		2022			
INTERGOVERNMENTAL COOPERATION						
Complete Service Delivery Strategy.	2017	X				
Install 10 wireless broadband communication towers	2021		2026			

HARALSON COUNTY NEEDS AND OPPORTUNITIES	
Need/opportunity code:	Need/Opportunity
Economic Development	
ED- 1	Improve career opportunities to retain skilled workforce currently leaving Haralson for work
ED-2	Attract more industrial and manufacturing developments to build a more resilient and diverse local economy through investment in “build-ready” industrial parks
ED-3	Extend water and sewer infrastructure to strategic areas in order to accommodate residential and industrial growth where appropriate
ED-4	Improve broadband connectivity to achieve connectivity everywhere
ED-5	Attract and retain young professionals to build a more resilient workforce
Housing	
H-1	Improve opportunity for housing diversity in terms of housing types and sizes
H-2	Increase opportunity for home ownership
H-3	Increase senior housing options that include home improvements which enable homeowners to age in place rather than congregate care facilities
Transportation	
T-1	Improve the quality and safety of aging transportation infrastructure
Natural and Cultural Resources	
NC-1	Invest in passive recreation assets that protect and highlight the county’s natural resources by ensuring that said resources are safely accessible for both residents and visitors
Community Facilities and Services	
CF-1	Increase water and sewer capacity and interconnectivity for redundancy as well as to accommodate long-term growth
CF-2	Invest in public safety to improve first responder response time as well as lowering ISO ratings
CF-3	Invest in active recreation assets that both citizens and visitors can enjoy
CF-4	Invest in aging public buildings and infrastructure
Land Use	
LU-1	Protect the rural and agricultural character of the unincorporated county

COMMUNITY WORK PROGRAM, 2022-2026

HARALSON COUNTY

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1 ED-2	Acquire land to develop a new public/private industrial park	X	X				\$3,000,000	One Georgia Grant	Chamber, County, Tallapoosa
ED-1 ED-2	Transportation access for new industrial park	X	X				\$3,000,000	General Fund, SPLOST, Grant	Chamber, County, Tallapoosa
ED-1 ED-2 ED-3	Infrastructure for new industrial park	X	X				\$1,000,000	GEFA, USDA/RD, ARC, One GA Grant	Chamber, County, Tallapoosa
ED-1 ED-2	Land and pad development for new industrial park			X	X	X	\$4,000,000	ARC, One GA Grant	Chamber, County, Tallapoosa
ED-1 ED-2	Further develop GA West Business Park with GRAD Certification	X	X				\$100,000	Grants, SPLOST, General Fund	Chamber, County
ED-1 ED-2	Acquire land for GA West Business Park development	X	X				\$3,000,000	Grants, SPLOST, General Fund	Chamber, County
ED-1 ED-2	Rail spur and switch for GA West Business Park	X	X				\$1,000,000	Grants, SPLOST, General Fund	Chamber, County
ED-1 ED-2	Pad 56-acre section for GA West Business Park			X	X	X	\$1,000,000	ARC Grant	Chamber, County

COMMUNITY WORK PROGRAM, 2022-2026

HARALSON COUNTY

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED-1 ED-2	Pad 40-acre section for GA West Business Park			X	X	X	\$1,000,000	ARC Grant	Chamber, County
ED-1 ED-2	Clear trees and plant grass for GA West Business Park	X	X	X			\$100,000	General Fund	Chamber, County
ED-3	Improve/expand water and sewer infrastructure on Waco/Buncombe Rd. to enable industrial development	X	X	X	X		\$1,000,000	General Fund GEFA, ARC Grant, USDA/RD	Chamber, County
ED-1 ED-2 ED-5	Update Economic Development Plan	X	X				\$75,000	General Fund ARC Grant	Chamber, County, Cities
ED-4 ED-5	Partner with Sync Global and Carrol EMC to expand broadband service area	X	X	X	X	X	\$2,400,000	General Fund Staff Time	County, Chamber, Private Partners
HOUSING									
H-1 H-2 H-3	Establish "tiny house" single-family detached high-density zone district	X	X				\$5,000	Staff Time/ Legal fees	County Zoning Dept.
H-1 H-2 H-3	Adopt Appendix Q from the International Building Code in order to permit the construction of "tiny homes"	X	X				\$5,000	Staff Time/ Legal fees	County Zoning Dept.

COMMUNITY WORK PROGRAM, 2022-2026

HARALSON COUNTY

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
H-1 H-3	Adopt language in zoning ordinance to permit accessory dwelling units in certain single-family zone districts	X	X				\$5,000	Staff Time/ Legal fees	County Zoning Dept.
TRANSPORTATION									
T-1	Replace Old Ridgeway Road bridge		X	X	X		\$850,000	TSPLOST	County Public Works
NATURAL AND CULTURAL RESOURCES									
NC-1 ED-5	Enhance and expand Dub Denman River trail on Tallapoosa River	X	X	X	X	X	\$100,000	GA RTP Grant	Chamber, County, Cities
COMMUNITY FACILITIES AND SERVICES									
CF-1	Cartersville water fault well resources and connection to Rocky Hill tank.	X	X	X	X		\$1,000,000	GEFA, USDA/RD	Haralson County
CF-2	Purchase two new fire trucks	X	X	X			\$600,000	AFG Grant, SPLOST General Fund, USDA/RD	County Fire Dept.
CF-4	Update existing or build new government complex	X	X	X	X	X	\$4,600,000	SPLOST	County Commission
CF-3 ED-5	Expand recreation facility buildings and ball fields	X	X	X	X		\$1,000,000	SPLOST, LWCF	County Rec Dept.

COMMUNITY WORK PROGRAM, 2022-2026

HARALSON COUNTY

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CF-3 ED-5	Expand recreation facility paved parking area	X	X	X	X	X	\$90,000	SPLOST, General Fund	County Rec. Dept.
CF-1	Wastewater lift station at Recreation Drive.	X					\$200,000	GEFA, USDA/RD	Haralson County
LAND USE									
L-1	Strengthen zoning ordinance to prevent inappropriate commercial development in residential/agricultural areas.	X					\$5,000	Staff Time	Zoning Department
INTERGOVERNMENTAL COORDINATION									
ED-1 ED-2 ED-5	Create & adopt Intergovernmental Agreement for Tax Incentives and Economic Development with all taxing entities	X	X				\$10,000	Staff time and legal fees	Chamber, County, and Cities
ED-4 ED-5	Install 10 wireless broadband communication towers	X	X	X	X	X	\$1,100,000	Development Authority, ARC, Private investment	County, Development Authority, NWGRC

CITY OF BREMEN

VISION STATEMENT

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 for both current and future residents. 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 to achieve goals that include:



Figure 50: Warren P. Sewell Public Library in Bremen

- 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. A thoughtful marketing campaign consisting of advertising and events will raise the profile of the community and its interest to entrepreneurs and developers.
- Economic development – Enhance the existing business mix through retentions, expansion, and recruitment.
 - Maintain inventory of commercial/ industrial properties with emphases as a reservation for growth of employment related conditions.
 - Promote appropriate commercial and retail businesses
- Education-- Encourage the local school district, technical schools, and universities to focus on job training.
- Housing— Promote affordable and sustainable housing
 - Maintain an inventory of undeveloped and underdeveloped residential properties.
- Transportation-- Participate in regional transportation planning efforts such as GDOT’s STIP program
- Open space preservation – Formulation ordinances designed to protect and enhance open space.
 - Identify and assess properties for open space, green space, parks, and other public spaces.



Figure 51: Fountain in downtown Bremen

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway. Projected Completion Date	Postponed		Dropped
ECONOMIC DEVELOPMENT						
Encourage the local school district, technical schools, and universities to focus on job training.	2017-2021		Ongoing			Policy Statement
Survey industry needs and plans; include an inventory of commercial/ industrial properties with emphasis on the growth of employment related conditions.	2017-2021		Ongoing			Policy Statement
Develop a countywide economic development strategy.	2017-2021		Ongoing			Policy Statement
Expand capacity in Turkey Creek WWTP sewer basin.	2017-2019		2023			Have received EPD initial approval for expansion of Turkey Creek WWTP. Awaiting final EPD approval to then solicit bids and project construction.
Assess potential business park developments at the I-20 corridor; evaluate the extension of water service south of I-20 at Exit 9 interchange; evaluate the connection of water service	2017-2021		2023			Permitting underway for water line extension (both EPD and DOT) to the exit 9 properties. Draft Intergovernmental Agreement pending with Carroll County for the extension of sanitary sewer to the south side of I-20 east of exit 11; project to also include a water line

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway. Projected Completion Date	Postponed		Dropped
with Carroll County Water Authority with the City of Bremen.					connection between the Bremen and Carroll County Water Authority systems.	
Seek designation of Opportunity and Enterprise Zones.	2017-2018		2024		X	
Seek Funding to construct a sequencing batch reactor (SBR) wastewater treatment plant system (0.8 MGD) at the Turkey Creek WWTP.	2017-2021		2026			
Maximize the use of the City of Bremen Water Treatment Facility; Revise purchase contract between the Haralson County Water Authority and the City of Bremen.	2017-2018		2023			
Revise Hotel/Motel Excise Tax Rate	2017	X				Rate increase from 5% to 8% Excise rate. Ordinance revised and rate increased.
Develop and implement a comprehensive master plan for Downtown renovation.	2017-2019		2023			Discussion among elected officials in developing RFP criteria.
Seek designation as a "Whistle Stop for Amtrak.	2017-2018				X	Not feasible at this time

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	
Plan and construct "Train Observation" Platform/pavilion.	2017-2019	X			
Evaluate the potential for Community Improvement Districts (CID's).	2017		2024		Discussion underway among elected official regarding Special Service District (SSD) as it relates for Capital improvements in the Carroll County portion of Bremen.
Evaluate the potential for a "Retail Analysis" and Strategy (Recruitment/Retention).	2017-2018	X			Analysis complete, recruitment and retention are ongoing policies for the City
Study modification to point discharge vs. land application	2020	X			
Develop a countywide economic development strategy	2018	X			Grow Greater Haralson
Expand capacity in sewer basins	2018				X Duplicate, Refer to Turkey Creek sewer basin project
Assess potential business park developments at the I-20 corridor	2018				X Duplicated from above and will appear as one item in 2022-2026 Work Program

HOUSING

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway. Projected Completion Date	Postponed		Dropped
Evaluate the potential for Architectural Standards and Design Review.	2017-2018		2024			Discussion underway among elected officials as well as staff research for potential standards.
Evaluate the potential for a "Blight Tax" for code enforcement purposes.	2017-2018		2023			City Attorney researching and drafting proposed codes.

TRANSPORTATION

Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic; evaluate "Complete Streets" standards/policy; emphasis toward General Obligation Bond programming.	2019-2021		2026			City is receiving and utilizing local TSPLOST funds for transportation improvements, both vehicular and pedestrian facilities.
Coordinate Traffic Control systems for the following GDOT intersections: US 78 (SR 8) and Mangham Drive US 27 (SR1) and Music Mill Road & Bremen-Mt. Zion Road US 27 (SR1) and Price Creek Road	2017-2021		2026			<ul style="list-style-type: none"> US 78/Mangham Discussions with DOT officials to include the potential revision of such intersection with redesign as a traffic circle. Local attention made as to current design to deny bypass traffic through the center turn lane. Also, the city has worked with DOT and has accepted the monthly utility responsibility for light activated school zone signage.

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	
					<ul style="list-style-type: none"> US 27/Music Mill & Bremen-Mt. Zion. Completed. DOT installed R-Cut intersection. US 27/Price Creek Rd. Ongoing. DOT in the process of installing R-Cut intersection along with necessary U Turn access.
Prepare Traffic Study for "Golf Cart" crossings on the following GDOT intersections: US 78 (SR 8) and Florida Ave & Fern Street US 78 (SR 8) and Buchanan Street US 27 Business (SR 1 BUS) and Oak Street US 27 Business (SR 1 BUS) and Bryan Street	2017		2026		City has adopted a Golf Cart ordinance with allowable uses on city streets only. Plans are to continue efforts for allow crossing at these specific locations.
Participate in regional and state transportation planning efforts.	2017-2021		Ongoing		Policy Statement
Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic. Program work plan with TIA proceeds.	2021				X City is receiving and utilizing local TSPLOST funds for transportation improvements, both vehicular and pedestrian facilities.

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed Dropped	

NATURAL AND CULTURAL RESOURCES

Review, assess, and/or revise city environmental ordinances (flood damage prevention, landscape and buffers, etc.) as necessary.	2017-2021		2026			
Continue support of the Bremen Textile and Railroad Museum, Inc.	2017-2021		2026			
Continue development of Historic Preservation Program, Survey resources and evaluate ordinance, design guidelines, and regulatory process.	2021		2026			
Recommend reestablishment of the downtown façade grant program, utilizing The Secretary of the Interiors Standards for Rehabilitation.	2021		2026			

COMMUNITY FACILITIES AND SERVICES

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway. Projected Completion Date	Postponed		Dropped
Develop and implement a comprehensive master plan for recreational facilities and programs.	2018-2019	X				Plan developed. Implementation of said plan in new 5-year work program
Continue support of Public Safety services; emphasis on staffing and equipment needs and inventory. Bremen was named the 10th “Safest small city in Georgia” (population 5,000 to 10,000) in 2015 (according to FBI crime statistics, 2013). Bremen was also ranked in 2015 as the #1 “Best Town to raise a Family” in Georgia among cities less than 100,000 (and #80 in the United States) {source: Niche.com}. These designations are indicative of community perspectives and only serve to solidify these goals	2017-2021		Ongoing			Policy Statement
Continue developing outreach and education program with attention to community facilities and services. Utilize current technology (websites, email, social networks) along with conventional media (newspaper, radio, utility mailers) as a basis to deliver community announcements;	2017-2021		2026			Monthly utility mailers, website postings, and large-scale emails utilized. Social media provide by departments. Contact continued with local media outlets. The most recent accomplishment is the use of a text messaging system to notify citizens and customers in a real time delivery. Severe

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	
utilize "Citizen Academy" programs and other similar forms for direct citizen engagement.					weather bulletins are examples of such service.
Continue implementation of Capital Improvements Plan as related to SPLOST (2015-2021).	2017-2021	X			
Develop Capital Improvements Plan for future SPLOST (2021-2027) referendum.	2017-2021	X			
Review and utilize 2010 Census data to evaluate community services and service delivery capacity.	2017-2018	X			
Continue efforts to develop "passive recreational" park adjacent to public safety/soccer facilities.	2020		2024		
Continue efforts toward development of a stormwater utility system.	2021		2026		

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	
LAND USE					
Assess, monitor and update ordinances (e.g. zoning, sign, subdivision, etc.).	2017-2021		2026		
Survey and revise existing Land Use Maps and Future Land Use Maps.	2017-2021		2026		
INTERGOVERNMENTAL COORDINATION					
Participate in Service Delivery Strategy revision and updates with Carroll and Haralson Counties for purposes of tax equity; particular emphasis with Haralson County, required update by February 28, 2017.	2017-2021	X			
Participate with Haralson and Carroll Counties to plan for the continuation of Special Purpose Local Option Sales Tax (SPLOST) programs (2021-2027). Referendums potentially in 2019-2020.	2018-2020	X			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BREMEN

WORK PROGRAM ACTIVITY	YEAR	STATUS			Explanation if postponed or dropped	
		Complete	Underway. Projected Completion Date	Postponed		Dropped
Continue support of City of Bremen Schools with joint use of facilities and administrative assistance.	2017-2021		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES	
Need/opportunity code:	Need/Opportunity
Economic Development	
ED- 1	Improve career opportunities to retain skilled workforce currently leaving Haralson for work
ED-2	Attract more industrial and manufacturing developments to build a more resilient and diverse local economy
ED-3	Extend water and sewer infrastructure and/or increase capacity to strategic areas in order to accommodate residential and industrial growth where appropriate
ED-4	Improve broadband connectivity to achieve connectivity everywhere
ED-5	Attract and retain young professionals to build a more resilient workforce
ED-6	Promote tourism opportunities related to the city's significance in the textile industry
Housing	
H-1	Reduce the amount of blighted properties while incentivizing investment into blighted areas
H-2	Protect property values and promote resilient residential development
H-3	Increase the city's housing stock in appropriate areas
Transportation	
T-1	Improve the quality and safety of aging transportation infrastructure
T-2	Decrease traffic congestion while increasing public safety
T-3	Promote alternatives to conventional automobile transportation
Natural and Cultural Resources	
NC-1	Ensure that impacts from new development are mitigated in order to protect the city's natural and cultural resources
NC-2	Invest in the historic downtown as the city's central business district while preserving the downtown's historic integrity
Community Facilities and Services	
CF-1	Increase water and sewer capacity and interconnectivity for redundancy as well as to accommodate long-term growth
CF-2	Improve citizen engagement and outreach

CF-3	Invest in recreation assets that both citizens and visitors can enjoy
CF-4	Ensure that city's infrastructural assets are expanded in a sustainable and prudent manner
CF-5	Ensure financial resources for long-term management of the city's properties and infrastructural assets are adequate in regard to age of assets and inflation of material and service costs
Land Use	
LU-1	Protect the existing property values and public safety as new development is considered

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-3	Expand capacity in Turkey Creek WWTP sewer basin.	X	X				\$225,000	Water/Sewer Enterprise, SPLOST	City of Bremen, Haralson County
ED-3 CF-1	Assess potential business park developments at the I-20 corridor; evaluate the extension of water service south of I-20 at Exit 9 interchange; evaluate the connection of water service with Carroll County Water Authority with the City of Bremen.	X	X				\$1,750,000	Water/Sewer Enterprise, Carroll County Water Authority, Haralson County Water Authority	City of Bremen, Haralson County, HCWA, CCWA
ED-5 NC-2	Develop and implement a comprehensive master plan for Downtown renovation			X	X		\$60,000	GF, Hotel/Motel, Grow Haralson	City Manager, Council
ED-1 ED-5 T-1 CF-3	Evaluate the potential for Community Improvement Districts (CID's)		X	X			\$2,500	Staff Time, Grow Haralson Funds	City Manager
ED-1 ED-2	Survey industry needs and plans; include an inventory of commercial/industrial properties with emphasis on the growth of employment related conditions.	X	X	X	X	X	\$25,000	General Fund	City of Bremen
ED-1 NC-2	Seek designation of Opportunity and Enterprise Zones		X	X			\$25,000	General Fund	City of Bremen
CF-1	Seek Funding to construct a sequencing batch reactor (SBR) wastewater treatment plant system (0.8 MGD) at the Turkey Creek WWTP.	X	X	X	X	X	\$15,000,000	Water/Sewer Enterprise, SPLOST, Haralson County,	City of Bremen, Haralson County, Carroll County

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
								Carroll County, GEFA	
ED-3 CF-1	Maximize the use of the City of Bremen Water Treatment Facility; Revise purchase contract between the Haralson County Water Authority and the City of Bremen.	X	X				\$10,000	Water/Sewer Enterprise Fund	City of Bremen, HCWA
ED-3 CF-1	Evaluate expansion of wastewater treatment facilities	X	X				\$25,000	Water/Sewer Enterprise Fund	City of Bremen
ED-5 NC-2	Develop and implement a comprehensive master plan for Downtown renovation.	X	X				\$75,000	General Fund, Hotel/Motel Funds, Grants	City of Bremen, Bremen DDA
CF-4 CF-5	Evaluate the potential for Special Service Districts (SSD's); Carroll County	X	X				\$1,500	General Fund	Carroll County
ED-4	Adopt Broadband Model Ordinance	X					\$1,500	Staff Time	City of Bremen
ED-4	Apply for Broadband Community Designation		X	X			\$1,500	Staff Time	City of Bremen
HOUSING									
H-1 H-2	Evaluate the potential for Architectural Standards and Design Review.	X	X	X			\$500	Staff Time, General Fund	Planning Commission, City Manager

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
H-1 H-2	Evaluate the potential for a "Blight Tax" for code enforcement purposes.	X	X				\$3,500	General Fund	City of Bremen, City of Bremen Planning Commission, City Attorney
H-1 H-3	Maintain an inventory of undeveloped and under-developed residential properties.	X	X	X	X	X	\$1,000/yr	Staff Time	Zoning and Building
TRANSPORTATION									
T-1 T-2	Coordinate Traffic Control systems for the following GDOT intersections: US 78 (SR 8) and Mangham Drive US 27 (SR1) and Price Creek Road	X	X	X	X	X	\$300,000	GDOT, General Fund	Bremen Public Works, GDOT
T-1 T-3	Prepare Traffic Study for "Golf Cart" crossings on the following GDOT intersections: US 78 (SR 8) and Florida Ave & Fern Street US 78 (SR 8) and Buchanan Street US 27 Business (SR 1 BUS) and Oak Street US 27 Business (SR 1 BUS) and Bryan Street	X	X	X	X	X	\$10,000	General Fund	Bremen Public Works, City Attorney
T-1 T-2 T-3	Develop a comprehensive transportation plan with consideration of vehicular and pedestrian traffic; evaluate "Complete Streets" standards/policy;				X	X	\$100,000	General Fund, SPLOST, Bond Revenues, LMIG, Grant	City of Bremen

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
	emphasis toward General Obligation Bond programming.								
T-1 T-2 T-3	Participate in regional and state transportation planning efforts	X	X	X	X	X	\$2,500	General Fund	City of Bremen, GDOT, NWGRC
NATURAL AND CULTURAL RESOURCES									
NC-1	Review, assess, and/or revise city environmental ordinances (flood damage prevention, landscape and buffers, etc.) as necessary.	X	X	X	X	X	\$5,000	Staff time, legal fees	City of Bremen
CF-3	Identify and assess property for open space, greenspace, parks, and other public spaces.	X	X	X	X	X	\$2,000	Staff Time	City of Bremen
ED-6	Continue support of the Bremen Textile and Railroad Museum, Inc.	X	X	X	X	X	\$120,000 /yr	Hotel/Motel funds	City of Bremen
NC-1 NC-2	Recommend reestablishment of the downtown façade grant program, utilizing The Secretary of the Interiors Standards for Rehabilitation.	X	X	X	X	X	\$50,000	General Fund	City of Bremen
NC-1 NC-2	Continue development of Historic Preservation Program, Survey resources and evaluate ordinance, design guidelines, and regulatory process.	X	X	X	X	X	\$10,000/ yr	General Funds	City of Bremen
COMMUNITY FACILITIES AND SERVICES									

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CF-3 ED-5	Implement a comprehensive master plan for recreational facilities and programs.	X	X	X	X	X	\$30,000,000	General Fund, SPLOST, Grant	City of Bremen Recreation Dept.
CF-2	Continue developing outreach and education program with attention to community facilities and services. Utilize current technology (websites, email, social networks) along with conventional media (newspaper, radio, utility mailers) as a basis to deliver community announcements; utilize "Citizen Academy" programs and other similar forms for direct citizen engagement.	X	X	X	X	X	\$35,000	General Fund	City of Bremen
CF-1 CF-3 CF-4	Continue implementation of Capital Improvements Plan as related to SPLOST (2021-2027).	X	X	X	X	X	\$4,200,00 \$600,000	SPLOST	City of Bremen
CF-1 CF-3 CF-4	Develop Capital Improvements Plan for future SPLOST (2027-2033) referendum				X	X	\$3,000	General Fund	City of Bremen
ED-5 CF-3	Continue efforts to develop "passive recreational" park adjacent to public safety/soccer facilities.	X	X	X			\$20,000	General Fund LWCF	City of Bremen
CF-4	Continue efforts toward development of a stormwater utility system.	X	X	X	X	X	\$20,000	General Fund GEFA	City of Bremen
LAND USE									
LU-1	Assess, monitor and update ordinances (e.g. zoning, sign, subdivision, etc.).	X	X	X	X	X	\$15,000	General Fund	City of Bremen Planning Commission, NWGRC

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF BREMEN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
LU-1 CF-4	Survey and revise existing Land Use Maps and Future Land Use Maps.	X	X	X	X	X	\$15,000	General Fund	City of Bremen Planning Commission, NWGRC
INTERGOVERNMENTAL COORDINATION									
CF-1 CF-5 T-1	Participate in Service Delivery Strategy revision and updates with Carroll and Haralson Counties for purposes of tax equity.	X					Up to \$150,000 in case of litigation	General fund	City of Bremen, Cities of Haralson County, Haralson County, Cities of Carroll County, Carroll County

CITY OF BUCHANAN



VISION STATEMENT

The city of Buchanan promotes future growth in jobs, education, and technology. While, at the same time, working hard to maintain our current small-town quality of life for posterity by setting goals that include:

- Providing walkable neighborhoods with sidewalks, and bike lanes connected to the downtown square
- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community
- A community that embraces its history with preservation of historic resources
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- A clean, comfortable, peaceful, and most of all a family friendly community
- Offer Affordable, safe, and attractive housing
- Continuing city festivals (Fair on the Square, Fried Pie Festival, Great Pumpkin Caper, Bell Tower Bash, and the Citywide Yard Sale.



Figure 52: Historic caboose in Buchanan's Depot Park

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BUCHANAN

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Better Hometown Implementation.	2017-2018				X	No longer in the program
HOUSING						
Revise Zoning / Building Ordinances to Encourage Affordable Homes.	2017-2018		2022			Currently drafting new zoning ordinance
TRANSPORTATION						
Widen Highland, Including Curb and Gutters, Storm Drains, and Sidewalks.	2017-2021				X	Not feasible at this time
Safe Route to Schools	2017-2021	X				
Create and Maintain a Street / Road register and Rights of Ways.	2017-2021		2022			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BUCHANAN

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Support Buchanan-Haralson County Library.	2017-2021		Ongoing			Policy Statement
COMMUNITY FACILITIES AND SERVICES						
Assist in the development of Reservoir for Drinking Water.	2017-2021				X	Not feasible at this time
Wastewater Treatment Plant Expansion.	2018	X				
Buchanan City Park (Depot Park) Playground.	2017-2018	X				
Work on a stormwater management ordinance.	2021		2022			Changed verbiage from "Work on" to "Create"
	2021	X				

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF BUCHANAN

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Investigate the feasibility of using high flow rate wells.						
LAND USE						
Work with Northwest Georgia Regional Commission to Update Zoning and Land Use Maps.	2017	X				
Implementation of Wells for Drinking Water.	2017-2020				X	Unlikely occur within the next five-year period
Update Service Delivery Strategy.	2017	X				

NEEDS AND OPPORTUNITIES	
Need/opportunity code:	Need/Opportunity
Economic Development	
ED- 1	Improve career opportunities to retain skilled workforce currently leaving Buchanan and Haralson for work
ED-2	Attract more industrial and manufacturing developments to build a more resilient and diverse local economy
ED-3	Improve broadband connectivity to achieve connectivity everywhere
Housing	
H-1	Improve opportunity for housing diversity in terms of housing types and sizes
H-2	Increase opportunity for home ownership
Transportation	
T-1	Improve the quality and safety of the city's transportation infrastructure
Natural and Cultural Resources	
NC-1	Invest in recreation assets that are safely accessible for both residents and visitors
Community Facilities and Services	
CF-1	Increase water and sewer capacity and interconnectivity for redundancy as well as to accommodate long-term growth
CF-2	Invest in public safety to improve first responders' capabilities
CF-3	Invest in new equipment to improve efficiency and capabilities of the city's public work and water/sewer departments
Land Use	
LU-1	Ensure that future growth and development is managed efficiently and appropriately

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF BUCHANAN									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1 ED-2	Establish Economic Development Board	X					\$5,000 Staff Time	General Fund	City Council
ED-3	Adopt a Broadband Ordinance	X	X	X			\$1,000 Staff Time	General Fund	City Council
ED-3	Apply for the Broadband Ready Community designation	X	X	X			\$1,000 Staff Time	General Fund	City Council
HOUSING									
H-1 H-2	Revise Zoning / Building Ordinances to Encourage Affordable Homes.	X					\$5,000 Staff Time	General Fund	Planning Commission, NWGRC
TRANSPORTATION									
T-1	Create and Maintain a Street / Road register and Rights of Ways	X					\$5,000	Staff Time	Public Works Director
NATURAL AND CULTURAL RESOURCES									
NC-1	New Park Equipment	X	X				\$25,000	General Fund, LWCF	Public Works Director
NC-1	Upgrade surface of park	X	X				\$50,000	General Fund	Public Works Director

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF BUCHANAN									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
COMMUNITY FACILITIES AND SERVICES									
CF-1	Upgrade Lift station (Young St.)	X	X				400,000	State and Cares Act	Public Works Director
CF-1	Improve Water Mains (Depot)		X	X			300,000	State and Cares Act	Public Works Director
CF-1	Improve Water Main Source (Griffith St)		X	X			300,000	State and Cares Act	Public Works Director
CF-1	Replace Water Main (Carrollton St to Highland St)		X	X			500,000	State and Cares Act	Public Works Director
CF-3	New Backhoe	X					60,000	General Fund, USDA/RD	Public Works Director
CF-2	New Cars (Police)					X	300,000	General Fund, USDA/RD	Police Chief
CF-3	New Service Trucks (Water-Sewer)		X				150,000	General Fund, USDA/RD	Public Works Director
LU-1	Create a stormwater management ordinance	X					\$5,000	Staff Time	Public Works Director
LAND USE									

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF BUCHANAN									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
LU-1	Create and adopt new zoning ordinance and map	X					\$5,000	Staff Time, NWGRC Annual Dues	Planning Commission, City Council, NWGRC

CITY OF TALLAPOOSA



VISION STATEMENT

Tallapoosa is a quiet, small, historic town on the edge of suburban Atlanta. While striving to preserve our small-town character we simultaneously promote economic development that will further benefit our community. By carefully planning our growth we will ensure a quality of life for generations to come that includes:

- Quality infrastructure and utilities serving residents and businesses
- Protecting and enhancing the community's existing qualities to maintain a sense of place
- Development of business and industry that is suitable for the community
- Creating a variety of opportunities for our citizens, including recreational facilities, and educational resources
- Maintain a balance of residential and business development



Figure 53: Public Library in Tallapoosa

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Market existing industrial sites and properties	2017-2021		2026			
Recruit retail businesses to the central business district	2017-2021		2026			
Create an I-20 interchange redevelopment plan	2017-2021		2026			
Pursue installation of "attractions" logo boards on I-20, including signage for the historic district(s).	2017-2021				X	Lack of funding at this time
Investigate the feasibility of establishing a Convention & Visitors Bureau.	2017-2021			X		Will not likely obtain funding for staff within the next five years

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Develop a marketing program and brochures/guides for all city amenities/ activities to enhance tourism potential (e.g., historic district driving tour guide, downtown business guide, restaurant guide, shopping guide, city attractions/ annual events brochure).	2017-2021			X		Will not likely obtain funding in the next five years
Continue to pursue capacity building on all state highways (improving traffic flow via additional lanes, dedicated turning lanes, bike lanes, sidewalks, etc) and local roads.	2017-2021		2026			Discussions for funding in progress
	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Continue to expand service area of water, sewer and natural gas for economic development.						
Develop a program to assist, support and/or retain existing industry and business	2017-2021		2026			
Establish a city - wide "wayfaring" signage system.	2017-2021		2026			
HOUSING						
Market city to middle class retirees, possibly NASCAR fans.	2017-2021				X	No longer a priority
Consider expanding city limits to accommodate future growth	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Continue to pursue CDBG funds to help renovate homes and neighborhoods	2017-2021		2026			Will continue to apply, but have difficulty with the complex applications
TRANSPORTATION						
Pursue the adoption of a Haralson County transportation SPLOST	2017-2021	X				
Develop complete list of local streets where trucks are either restricted or prohibited.	2017-2021		2026			
Create and implement a bike lane master plan and improvement program.	2017-2021			X		Will not likely complete within five years due to staff time and funding
Pass resolution of support for bus transit and lobby state legislators to	2017-2021				X	No longer a priority

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
create commuter rail and express/local bus service						
Complete the creation of a street register.	2017-2021			2025		
Establish and implement a street improvement program.	2017-2021			2026		
Create and implement a sidewalk master plan and improvement program.	2017-2021			2026		
Create an economic develop highway zone surrounding Exit 5/I-20: Include: 3 lanes, each direction, on I -20; On GA 100 between McAdams Drive and Honda PKWY: two lanes in each direction; at overpass of I-20, install dedicated	2017-2021			2026		

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
on ramp left turn lanes for each ramp - each turn lane would run the entire length between each on ramp (6 total traffic lanes under I-20 overpasses).						
From Honda Parkway NORTH on GA 100 to downtown, upgrade GA 100 - include bike lanes, sidewalks, curb and gutter and passing lanes for both directions throughout Gold Mine Curve - implement the gateway corridor design and the Major Thoroughfare Plan.	2017-2021		2026			
Construct improvements to US 78, from the east city limit to the west city limit, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
upgrades: Turning lanes, bike lanes, sidewalks, curb and gutter (with context sensitive design standards - avoid damaging the use of private property and protect mature trees)						
Construct improvements to GA 100, from US 78 north to GA 120, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Drainage improvements, flexible bike lanes, sidewalks (where missing), curb and gutter.	2017-2021		2026			
Construct improvements to the GA 100/ GA 120 / Broad Street intersection, in accordance with the gateway corridor design, Major Thoroughfare Plan and context	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
sensitive (avoid tree removal). Included in these upgrades: Center and right turning lanes, bike lanes, sidewalks, curb and gutter AND grade adjustments between Eastside Drive and this intersection.						
Pursue the construction of a Park and Ride Commuter and retail parking lot on GA 120, near the GA 100/GA 120 intersection.	2017-2021			X		Will not likely obtain funding for this project within the next five years
Construct improvements to GA 100, from GA 120 north to the Tallapoosa Bridge, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Turning lanes, bike lanes, sidewalks, curb and gutter and grade adjustments to remove	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
dangerous sight line obstructions throughout this section.						
Construct improvements to GA 120, from GA 100 east to just past Haralson County High School, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Bike lanes, sidewalks, curb and gutter and turning lanes - at Beech Creek Drive and westbound before the high school to accommodate school bus traffic.	2017-2021		2026			
Continue to Update and amend the Major Thoroughfare Plan for Tallapoosa.	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Continue to utilize LARP to fund repaving projects annually throughout the City, based on the Planning Commission District system.	2017-2021		2026			LMIG Funding*
NATURAL AND CULTURAL RESOURCES						
Continue to renovate / upgrade the Cultural Arts / Civic Center.	2017-2021		2026			
Continue to develop the Dub Denman Canoe Trail.	2017-2021	X				Desire for further expansion
Pursue additional funding for the downtown facade renovation program.	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Continue to expand and improve the West Georgia Museum.	2017-2021		2026			

COMMUNITY FACILITIES AND SERVICES

Continue to expand and upgrade all the parks and recreation facilities, including the golf course, Helton Howland Park, Rayford Roberts Ball Park, etc., in the city.	2017-2021		2026			
Continue to expand, improve, upgrade and maintain the wastewater treatment plant and system renovations.	2017-2021		2026			
Renovate or replace the Police Department facilities	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Renovate or replace the Fire Department facilities	2017-2021	X				
Continue to expand, improve, upgrade and maintain City Hall - including keeping abreast of technological advances as appropriate.	2017-2021		2026			
Senior Center property improvements (embankment, renovations, paving), including potential landscaping and renovations to the gazebo and lighting.	2017-2021		2026			
Water, sewer, and gas utilities expansions/upgrades.	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Purchase/long term lease for old high school gymnasium.	2017-2021		2025			
Continue to expand and renovate library.	2017-2021		2026			
Create a Master Plan for Rayford Roberts Memorial Park, continue to upgrade and renovate the park as needed.	2017-2021		2026			
Develop a master improvement plan for Tally Mountain Golf Course, including landscaping/tree planting. Continue to upgrade and renovate the course as needed.	2017-2021		2026			
	2017-2021		2026			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Create and implement a capital improvement plan (CIP), utilizing SPLOST proceeds.						
Upgrade and expand Cemetery.	2017-2021	X				
Pursue implementation of a neighborhood recreation park in each planning district.	2017-2021				X	No longer a priority
Update Helton Howland Park Master Plan.	2017-2021		2026			
LAND USE						
Update and amend the zoning ordinance and map, as necessary.	2017-2021	X				Map is to be updated every five years

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF TALLAPOOSA

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Update and amend subdivision ordinance.	2017-2021		2026			
Update and amend the future land use map, as necessary.	2017-2021		2026			

INTERGOVERNMENTAL COORDINATION

Update the Service Delivery Strategy	2017-2020		2026			
Renegotiation of the next LOST	2017-2021		2026			
Consideration of future SPLOST's	2018-2021		2026			

NEEDS AND OPPORTUNITIES	
Need/opportunity code:	Need/Opportunity
Economic Development	
ED- 1	Improve career opportunities to retain skilled workforce currently leaving Tallapoosa and Haralson for work
ED-2	Attract more industrial and manufacturing developments to build a more resilient and diverse local economy through investment in “build-ready” industrial parks
ED-3	Extend water and sewer infrastructure to strategic areas in order to accommodate residential and industrial growth where appropriate
ED-4	Improve broadband connectivity to achieve connectivity everywhere
ED-5	Attract and retain young professionals to build a more resilient workforce
ED-6	Eliminate blight in the downtown while simultaneously incentivizing investment
ED-7	Capitalize on the I-20 interchange
ED-8	Invest in projects that create a resilient local entrepreneurial economy
ED-9	Ensure the city is welcoming and navigable to both residents and tourists
ED-10	Support tourism-related projects and opportunities
Housing	
H-1	Improve opportunity for future growth with respect to the established character of the city’s existing housing stock
H-2	Reduce blight while encouraging investment into existing neighborhoods
Transportation	
T-1	Improve the quality and safety of aging transportation infrastructure
T-2	Increase pedestrian and biking infrastructure to create a more walkable and bikable community
T-3	Reduce traffic congestion and improve public safety of transportation infrastructure
T-4	Improve parking in commercial areas
Natural and Cultural Resources	

NC-1	Invest in passive recreation assets that protect and highlight the county's natural resources by ensuring that said resources are safely accessible for both residents and visitors
NC-2	Preserve the historical integrity of the historic downtown
Community Facilities and Services	
CF-1	Increase water and sewer capacity and interconnectivity for redundancy as well as to accommodate long-term growth
CF-2	Invest in public safety to improve first responder response time as well as lowering ISO ratings
CF-3	Invest in active recreation assets that both citizens and visitors can enjoy
CF-4	Update and invest in existing city buildings and properties to ensure, public safety, efficiency, and bolster community pride
CF-5	Ensure that city's infrastructural assets are expanded in a sustainable and prudent maner
Land Use	
LU-1	Ensure that the city's ordinances are effective in managing future growth and development/redevelopment

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1 ED-2	Market existing industrial sites and properties	X	X	X	X	X	\$5000/YR	General fund	Partnership – City, City Authority, County Authority
ED-8 ED-10	Recruit retail businesses to the central business district	X	X	X	X	X	\$1500/YR	General fund, fund raising events	Tallapoosa Downtown Development Authority (TDDA)
ED-6	Commit extensive resources to eliminate vacant buildings in the downtown through recruiting, new regulations and stricter enforcement	X	X	X	X	X	\$800/YR	General fund	City of Tallapoosa, TDDA
ED-7 ED-8 ED-9	Create an I-20 interchange redevelopment plan	X	X	X	X	X	\$10,000	General fund, Authority funds	Tallapoosa Industrial Authority (TIDA), Planning Dept

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED-9 ED-10	Investigate the feasibility of establishing a Convention & Visitors Bureau.	X	X	X	X	X	\$2500/YR	General fund, Hotel/Motel tax	City of Tallapoosa
ED-9 ED-10	Develop a marketing program and brochures/guides for all city amenities/ activities to enhance tourism potential (e.g., historic district driving tour guide, downtown business guide, restaurant guide, shopping guide, city attractions/ annual events brochure).	X	X	X	X	X	\$1500/YR	General fund, hotel/motel tax	City of Tallapoosa
ED-9 T-3	Continue to pursue capacity building on all state highways (improving traffic flow via additional lanes, dedicated turning lanes, bike lanes, sidewalks, etc.) and local roads.	X	X	X	X	X	Varies by project	GDOT/TSPL OST	City of Tallapoosa, GDOT
ED-3	Continue to expand service area of water, sewer and natural gas for economic development.	X	X	X	X	X	Varies by project	Enterprise funds, SPLOST, ARC, GEFA	City of Tallapoosa
ED-1 ED-8	Develop a program to assist, support and/or retain existing industry and business	X	X	X	X	X	\$1000/YR	General fund, fund raising events	City of Tallapoosa, TDDA, TIDA

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED-9	Establish a city – wide “wayfaring” signage system.	X	X	X	X	X	\$5000 per sign	General fund, ARPA funds, Hotel/Motel tax	City of Tallapoosa, TDDA
ED-10	Investigate options to creating a Tourism Authority, most likely attached to the TDDA, to promote attractions and events in Tallapoosa.	X	X	X	X	X	\$12,000/YR	Hotel/Motel tax proceeds	City of Tallapoosa, TDDA, Recreation Authority, Museum Board
ED-4	Adopt the model broadband ordinance	X					\$1,000 Staff Time	General Fund	City of Tallapoosa
ED-4	Apply for the Broadband Ready Community Designation	X	X				\$1,000 Staff Time	General Fund	City of Tallapoosa
HOUSING									
H-1 ED-5	Consider expanding city limits to accommodate future growth	X	X	X	X	X	\$1,000/YR	Staff Time	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
H-2	Continue to pursue CDBG funds to help renovate homes and neighborhoods	X	X	X	X	X	\$1,000/YR	Staff Time	City of Tallapoosa
H-1 ED-5	Pursue the establishment of housing subdivisions within the City limits.	X	X	X	X	X	\$5,000/YR	Staff Time	City of Tallapoosa
TRANSPORTATION									
T-1 ED-9	Pursue the adoption of a Haralson County transportation SPLOST (TSPLOST)	X	X				\$1500 (Cost of election)	General fund, county	Haralson County
T-3	Develop complete list of local streets where trucks are either restricted or prohibited.	X	X	X	X	X	\$300/YR	General fund	City of Tallapoosa
T-2	Create and implement a bike lane master plan and improvement program.	X	X	X	X	X	\$300/YR	General fund	City of Tallapoosa
T-3	Complete the creation of a street register.	X	X	X	X	X	\$5,000	General fund Staff Time	City of Tallapoosa
T-1 T-3	Establish and implement a street improvement program.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
T-2	Create and implement a sidewalk master plan and improvement program.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa
T-2 T-3	Create an economic develop highway zone surrounding Exit 5/I-20: Include: 3 lanes, each direction, on Interstate-20; On GA 100 between McAdams Drive and Honda PKWY: two lanes in each direction; at overpass of I-20, install dedicated on ramp left turn lanes for each ramp - each turn lane would run the entire length between each on ramp (6 total traffic lanes under I-20 overpasses). This upgrade would include bike lanes and sidewalks	X	X	X	X	X	\$1500/YR	General fund	City of Tallapoosa, TIDA, TDDA, Chamber of Commerce
T-2 T-3	From Honda Parkway NORTH on GA 100 to downtown, upgrade GA 100 - include bike lanes, sidewalks, curb and gutter and passing lanes for both directions throughout Gold Mine Curve - implement the gateway corridor design and the Major Thoroughfare Plan.	X	X	X	X	X	\$10,000,000	GDOT STIP funds	City of Tallapoosa, GDOT
T-2 T-3	Construct improvements to US 78, from the east city limit to the west city limit, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Turning	X	X	X	X	X	\$12,000,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
	lanes, bike lanes, sidewalks, curb and gutter (with context sensitive design standards - avoid damaging the use of private property and protect mature trees)								
T-2 T-3	Construct improvements to GA 100, from US 78 north to GA 120, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Drainage improvements, flexible bike lanes, sidewalks (where missing), curb and gutter.	X	X	X	X	X	\$6,000,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa
T-2 T-3	Construct improvements to the GA 100/ GA 120 / Broad Street intersection, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal, although on the southeast side, this may be unavoidable). Included in these upgrades: Center and right turning lanes, bike lanes, sidewalks, curb and gutter AND grade adjustments between Eastside Drive and this intersection.	X	X	X	X	X	\$5,000,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
T-4	Pursue the construction of a Park and Ride Commuter and retail parking lot on GA 120, near the GA 100/GA 120 intersection.	X	X	X	X	X	\$750,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa
T-2 T-3	Construct improvements to GA 100, from GA 120 north to the Tallapoosa Bridge, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Turning lanes, bike lanes, sidewalks, curb and gutter and grade adjustments to remove dangerous sight line obstructions throughout this section.	X	X	X	X	X	\$15,000,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa
T-2 T-3	Construct improvements to GA 120, from GA 100 east to just past Haralson County High School, in accordance with the gateway corridor design, Major Thoroughfare Plan and context sensitive (avoid tree removal) design ethos. Included in these upgrades: Bike lanes, sidewalks, curb and gutter and turning lanes - at Beech Creek Drive and westbound before the high school to accommodate school bus traffic.	X	X	X	X	X	\$15,000,000	GDOT STIP FUNDS	GDOT/City of Tallapoosa
T-1 T-2 T-3	Continue to Update and amend the Major Thoroughfare Plan for Tallapoosa.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
T-1 T-2 T-3	Continue to utilize LMIG to fund repaving projects annually throughout the City, based on the Planning Commission District system. Pursue additional funding dedicated to LMIG, from GDoT.	X	X	X	X	X	\$100,000/YR	GDOT LMIG funds, City local match (TSPLOST/ General Fund)	GDOT/City of Tallapoosa
NATURAL AND CULTURAL RESOURCES									
ED-10	Continue to renovate / upgrade the Cultural Arts / Civic Center.	X	X	X	X	X	\$40,000 per room	General fund, SPLOST, donations, corporate matching funds	City of Tallapoosa
NC-1 ED-5	Continue to develop the Dub Denman Canoe Trail.	X	X	X	X	X	\$30,000 per launch	LWCF, other grants, County SPLOST funds, RTP	Haralson County

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NC-2	Pursue additional funding for the downtown facade renovation program.	X	X	X	X	X	\$10,000 per grant cycle	CFWG, other grants	Tallapoosa Cornerstone
ED-10	Continue to expand and improve the West Georgia Museum.	X	X	X	X	X	\$10,000	Grants/SPL OST	City of Tallapoosa
COMMUNITY FACILITIES AND SERVICES									
CF-3	Continue to expand and upgrade all the parks and recreation facilities, including Tally Mountain Golf Course, Helton Howland Park, Ryafor Roberts Ball Park, etc., in the City.	X	X	X	X	X	\$15,000/YR	General fund, SPLOST, grants	City of Tallapoosa
CF-1 ED-3	Continue to expand, improve, upgrade and maintain the wastewater treatment plant and system renovations.	X	X	X	X	X	\$100,000/YR	SPLOST, GEFA grants and loans, USDA/RD, ARC	City of Tallapoosa
CF-2 CF-4	Renovate or replace the Police Department facilities	X	X	X	X	X	\$400,000	SPLOST, General Fund, ARPA	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
								funds, loans	
CF-4	Continue to expand, improve, upgrade and maintain City Hall - including keeping abreast of technological advances as appropriate.	X	X	X	X	X	\$25,000/YR	SPLOST, grants, General fund	City of Tallapoosa
CF-4	Senior Center property improvements (embankment, renovations, paving), including potential landscaping and renovations to the gazebo and lighting.	X	X	X	X	X	\$85,000	SPLOST/AR PA grant, General fund	City of Tallapoosa
CF-1 ED-3	Water, sewer, and gas utilities expansions/upgrades.	X	X	X	X	X	\$100,000/YR	SPLOST, GEFA, ARPA grants, USDA/RD, General funds, enterprise funds	City of Tallapoosa
CF-4	Purchase/long term lease for old high school gymnasium.	X	X	X	X	X	Zero	N/A	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CF-4	Continue to expand and renovate library.	X	X	X	X	X	\$10,000	SPLOST, grants, General fund	City of Tallapoosa
CF-4 ED-10	Create a Master Plan for Rayford Roberts Memorial Park, continue to upgrade and renovate the park as needed.	X	X	X	X	X	\$1000/YR	SPLOST, LWCF, other grants, ARPA grants, General fund	City of Tallapoosa
CF-4 ED-10	Develop a master improvement plan for Tally Mountain Golf Course, including landscaping/tree planting. Continue to upgrade and renovate the course as needed.	X	X	X	X	X	\$1500	General fund, enterprise funds	City of Tallapoosa
CF-5	Create and implement a capital improvement plan (CIP), utilizing SPLOST proceeds.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa
CF-4	Continue to upgrade and expand Cemetery.	X	X	X	X	X	\$5000/YR	General fund	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CF-4 ED-10	Update Helton Howland Park Master Plan.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa
ED-4	Pursue expansion of broadband network until 100% of City has service	X	X	X	X	X	\$2 – 4 million	Grants, ARPA grants, partner with Comcast	City of Tallapoosa/ Comcast
INTERGOVERNMENTAL COORDINATION									
CF-2 CF-5	Update the Service Delivery Strategy	X	X	X	X	X	\$2500	General fund	City of Tallapoosa / Haralson County
ED-3 ED-7 ED-8 CF-1 CF-4	Renegotiation of the next LOST	X	X	X	X	X	\$2500	General fund	City of Tallapoosa / Haralson County
NC-1 ED-2 ED-3	Consideration of future SPLOST's	X	X	X	X	X	\$2500	General fund	City of Tallapoosa /

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED-4 ED-7 ED-8 ED-9 ED-10 CF-1 CF-2 CF-3									Haralson County
T-1 T-2 T-3 T-4	Consideration of future TSPLOSTS	X	X	X	X	X	\$2500	General fund	City of Tallapoosa / Haralson County
Land Use									
LU-1	Update and amend the zoning ordinance and map, as necessary.	X	X	X	X	X	\$1000/YR	General fund	City of Tallapoosa, NWGRC
LU-1	Update and amend subdivision ordinance.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF TALLAPOOSA									
Need/ Opp. Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
LU-1	Update and amend the future land use map, as necessary.	X	X	X	X	X	\$500/YR	General fund	City of Tallapoosa, NWGRC

CITY OF WACO



VISION STATEMENT

The City of Waco is a quaint community working to promote sustainability and self-sufficiency. We embrace our small-town values while simultaneously striving to promote appropriate economic growth and development to build a successful future for our citizens that includes:

- Protecting and enhancing the community's existing qualities to maintain a sense of place
- Providing a variety of walkable neighborhoods with sidewalks, and bike lanes
- A clean, comfortable, peaceful, and most of all a family friendly community
- Quality infrastructure and utilities serving residents and businesses
- Development of business and industry that is suitable for the community



Figure 54: Waco's annual Wacofest consistently draws thousands to downtown Waco

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF WACO

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Remove blighted commercial building DOWNTOWN.	2020	X				
Sewage to industrial park in phases (engineer study).	2021			2026		Lack of funding at this time
TRANSPORTATION						
Sidewalk repair on US Highway 78 to Carrollton Street on the West side. Estimated cost -\$20,000.	2020		2023			
Sidewalk extension.	2018		2024			
	2017	X				

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF WACO

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Atlantic Ave Street repair from Bowdon St to 395 Atlantic Ave.						

NATURAL AND CULTURAL RESOURCES

Resurface tennis, basketball courts and walking track.	2019		2025			
Fence, maintain, create green space park.	2021				X	Lack of funding

COMMUNITY FACILITIES AND SERVICES

Reline ponds at sewer treatment.	2021	X				
Bar screen ponds	2020		2023			

REPORT OF ACCOMPLISHMENTS, 2017-2021

CITY OF WACO

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
Community Center – senior classes	2018				X	Lack of support at this time
New fire truck	2019				X	City turned over fire station to the County

LAND USE

Update and digitize zoning map.	2017		2023			Listed as adopt new zoning ordinance and map in new Work Program
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INTERGOVERNMENTAL COORDINATION

Complete Service Delivery Strategy	2017	X				
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NEEDS AND OPPORTUNITIES	
Need/opportunity code:	Need/Opportunity
Economic Development	
ED-1	Attract more industrial and manufacturing developments to build a more resilient and diverse local economy through investment in “build-ready” industrial parks
ED-2	Extend water and sewer infrastructure to strategic areas in order to accommodate residential and industrial growth where appropriate
ED-3	Improve broadband connectivity to achieve connectivity everywhere
ED-4	Eliminate blight from the city center to bolster community pride and create opportunity for economic development
Transportation	
T-1	Improve and expand the walkability of the city
Natural and Cultural Resources	
NC-1	Invest in active recreation assets that are safely accessible for both residents and visitors
Community Facilities and Services	
CF-1	Increase water and sewer capacity and interconnectivity for redundancy as well as to accommodate long-term growth
CF-2	Invest in upgrading and improving existing public buildings and properties to ensure public safety, increase efficiency, and bolster community pride
Land Use	
LU-1	Improve city ordinances in order to prepare for future growth

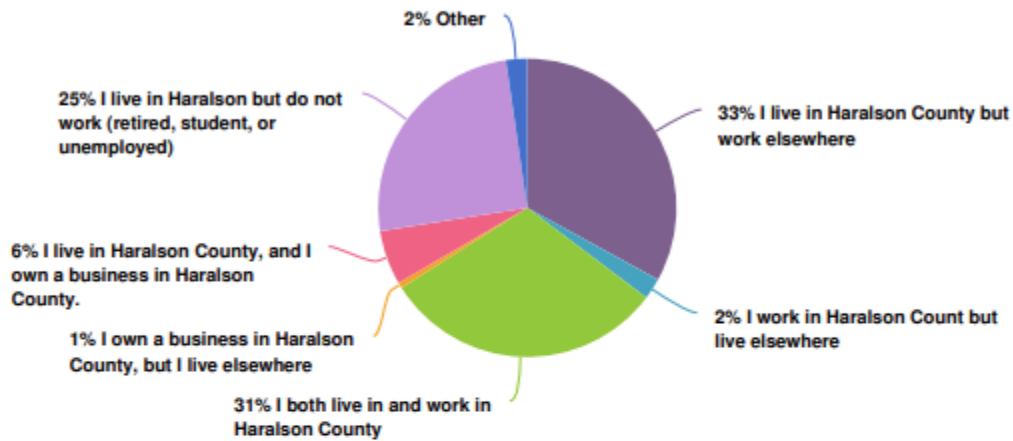
COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF WACO									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-1, ED-2, ED-4	Sewage to industrial park in phases (engineer study)				X	X	\$25,000	ARC, Local Match	City Council
ED-4 CF-2	Demolish the remainder of the Turner building and fill basement to create a build ready site	X	X	X	X	X	\$100,000	General Fund, SPLOST	City Council
ED-3	Adopt Broadband Ready Ordinance	X					\$1,000 Staff Time	General Fund	City Council
ED-3	Apply for Broadband Ready Community Designation	X	X				\$1,000 Staff Time	General Fund	City Council
TRANSPORTATION									
T-1 CF-2	Sidewalk repair on US Highway 78 to Carrollton Street on the West side	X	X				\$20,000	General Fund	Public Works
T-1 CF-2	Sidewalk extension along Atlantic Avenue		X	X			\$10,000	General Fund	Public Works
NATURAL AND CULTURAL RESOURCES									

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF WACO									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NC-1 CF-2	Resurface tennis, basketball courts, and walking track.				X		\$30,000	LWCF	Public Works
COMMUNITY FACILITIES AND SERVICES									
CF-1	Bar screen ponds	X	X				\$15,000	City ARPA Funds	Public Works
CF-1	Upgrade water meters for digital reading	X	X	X			\$260,000	SFRF ARPA Grant and City ARPA Funds	Public Works
CF-1	Upgrade Supervisory Control And Data Acquisition (SCADA) system	X					\$10,000	City ARPA Funds	Public Works
NC-1 CF-2	Replace and upgrade playground equipment at the city's park				X	X	\$25,000	LWCF, General Fund, SPLOST	City Council
CF-2	Repaint and repair the water tower		X	X			\$50,000	ARPA, SPLOST, General Fund	Public Works
CF-2	Replace lighting in the community center	X					\$30,000	General Fund	Public Works

COMMUNITY WORK PROGRAM, 2022-2026									
CITY OF WACO									
Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CF-2	Upgrade streetlights to LED lighting	X					\$5,000	General Fund	Public Works
LAND USE									
LU-1	Adopt new zoning ordinance and zoning map	X	X				\$5,000	Legal Fees and Staff Time	City Council & NWGRC

APPENDIX A: COMMUNITY SURVEY RESULTS

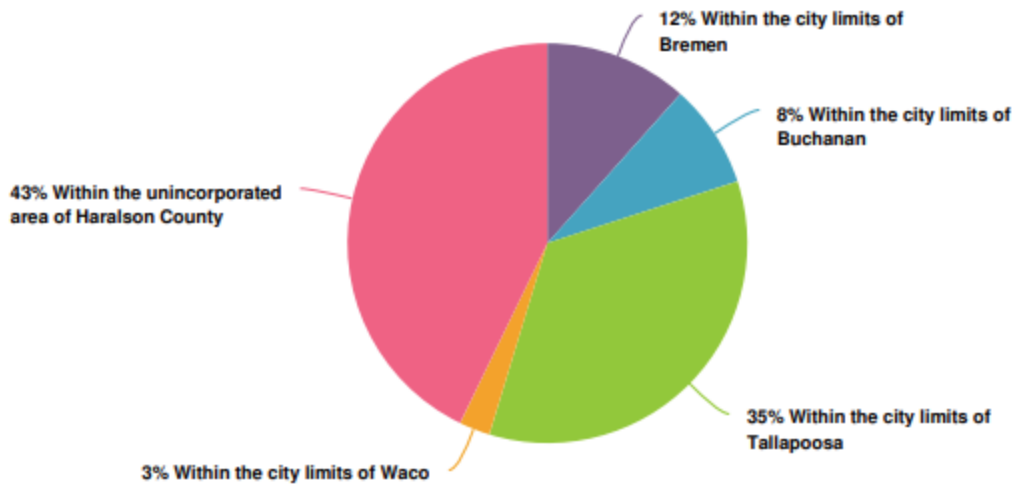
1. What is your connection to Haralson County, City of Bremen, City of Buchanan, City of Tallapoosa or the City of Waco? (Select one option Only)



Value	Percent	Responses
I live in Haralson County but work elsewhere	33.0%	214
I work in Haralson Count but live elsewhere	2.3%	15
I both live in and work in Haralson County	30.7%	199
I own a business in Haralson County, but I live elsewhere	0.6%	4
I live in Haralson County, and I own a business in Haralson County.	5.9%	38
I live in Haralson but do not work (retired, student, or unemployed)	25.2%	163
Other	2.3%	15

Totals: 648

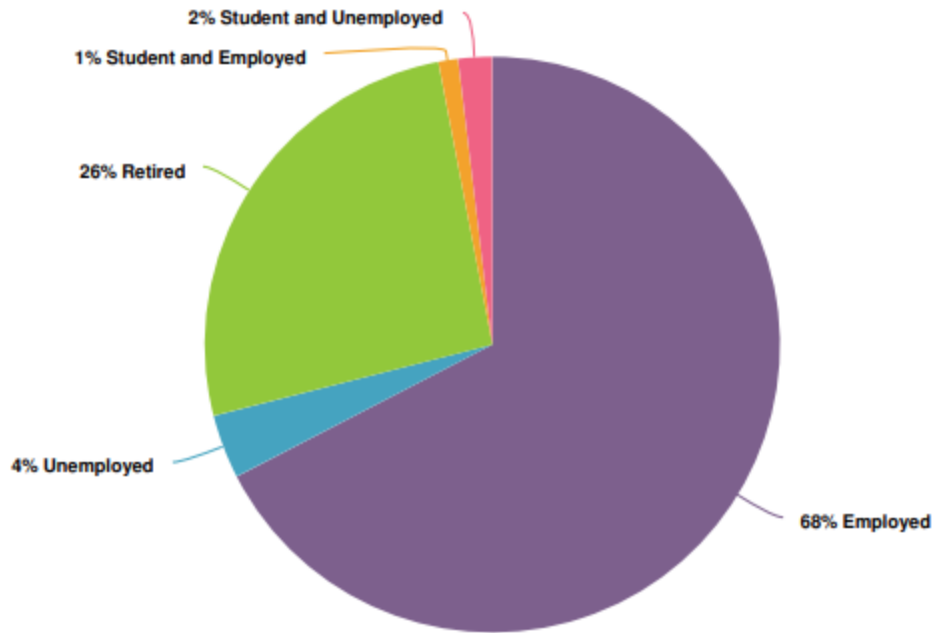
2. Where is your residence or place of business located?



Value	Percent	Responses
Within the city limits of Bremen	11.6%	74
Within the city limits of Buchanan	8.4%	54
Within the city limits of Tallapoosa	34.7%	222
Within the city limits of Waco	2.5%	16
Within the unincorporated area of Haralson County	42.8%	274

Totals: 640

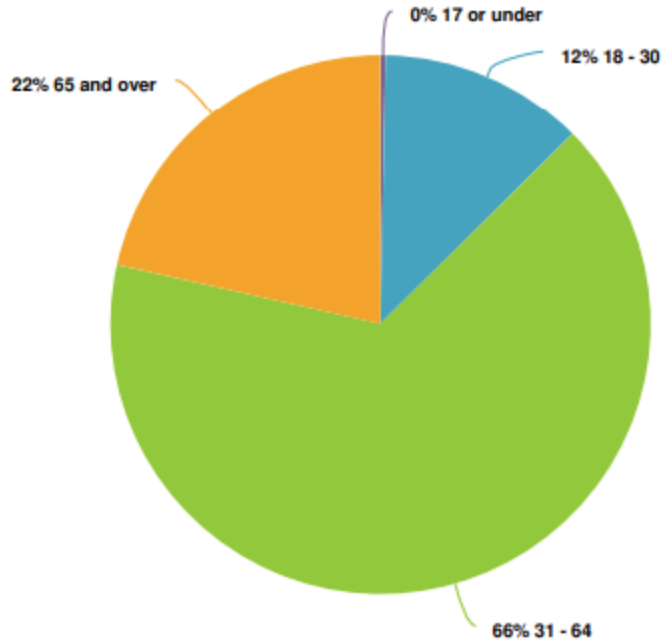
3. Which of the following best describes your current status? (Select only one)



Value		Percent	Responses
Employed		67.5%	437
Unemployed		3.6%	23
Retired		26.0%	168
Student and Employed		1.1%	7
Student and Unemployed		1.9%	12

Totals: 647

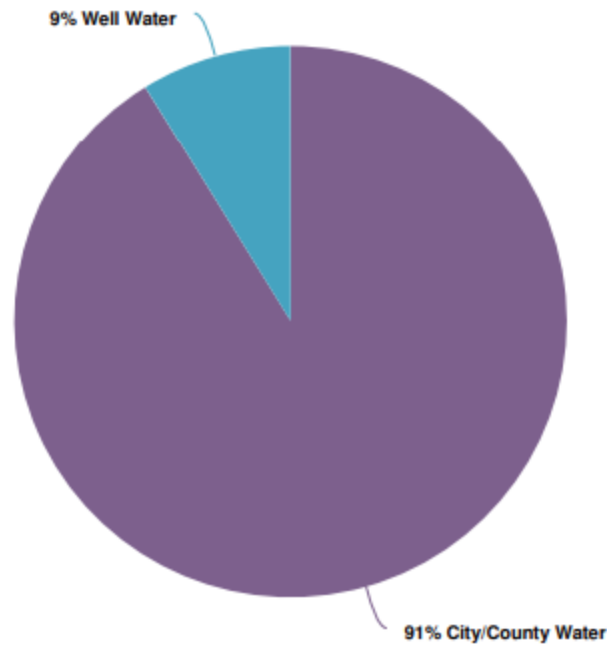
4. What age group do you represent?





Value	Percent	Responses
17 or under	0.3%	2
18 - 30	12.3%	80
31 - 64	65.9%	427
65 and over	21.5%	139

Totals: 648

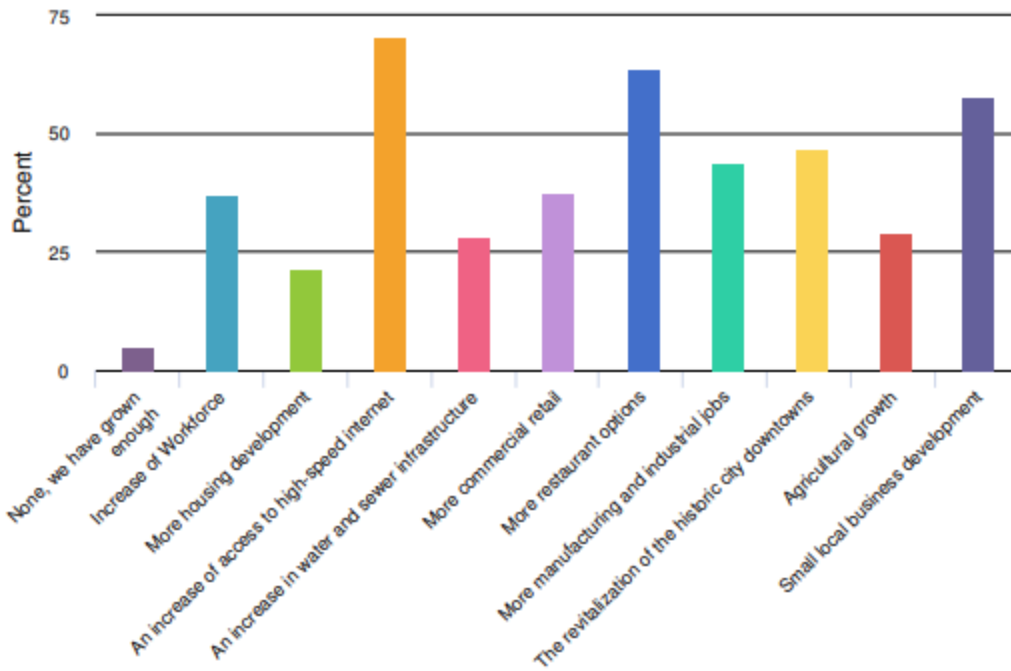
5. Do you use City/County water or well water in your home or place of business?



Value		Percent	Responses
City/County Water		91.2%	590
Well Water		8.8%	57

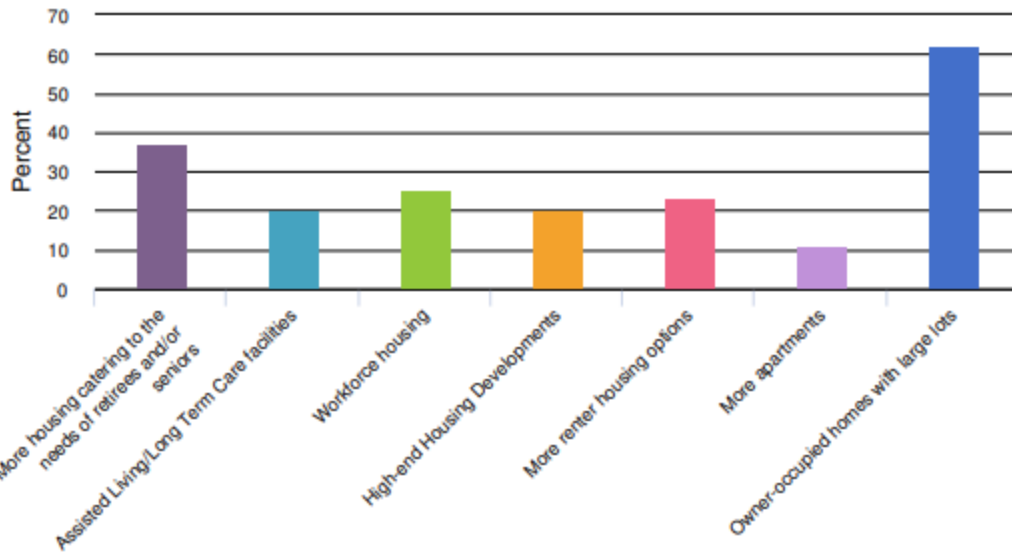
Totals: 647

6. What type of growth are you interested in seeing within your community? (Select all that apply)



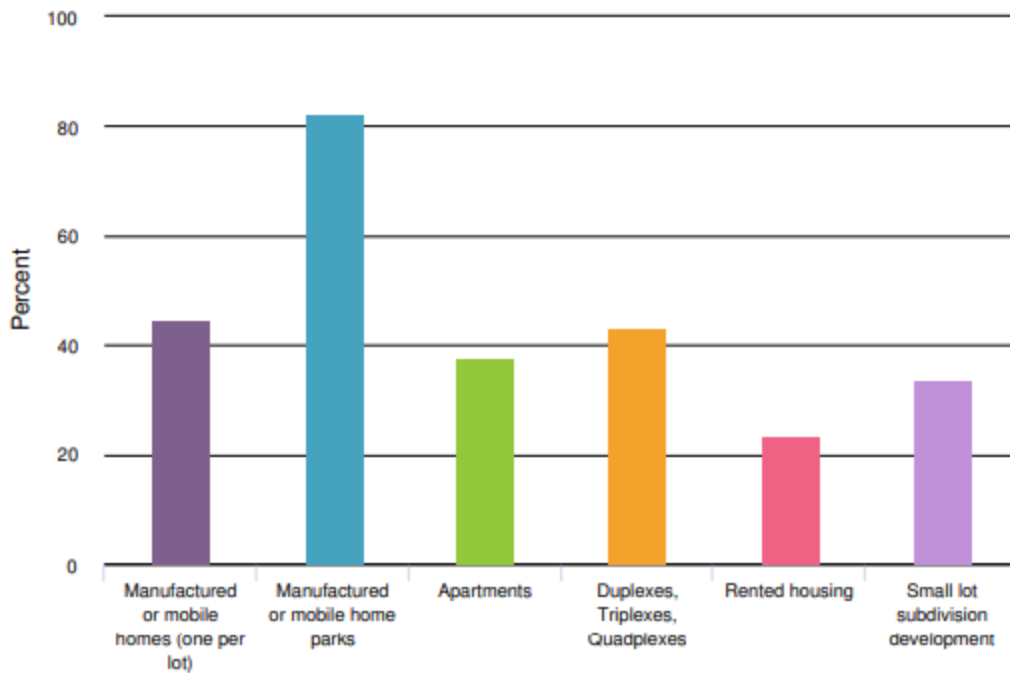
Value	Percent	Responses
None, we have grown enough	4.7%	30
Increase of Workforce	37.1%	239
More housing development	21.6%	139
An increase of access to high-speed internet	70.5%	455
An increase in water and sewer infrastructure	27.9%	180
More commercial retail	37.5%	242
More restaurant options	63.4%	409
More manufacturing and industrial jobs	43.7%	282
The revitalization of the historic city downtowns	46.7%	301
Agricultural growth	28.7%	185
Small local business development	57.1%	368






7. What type of Housing are you interested in seeing be developed in your community? (Select all that apply)



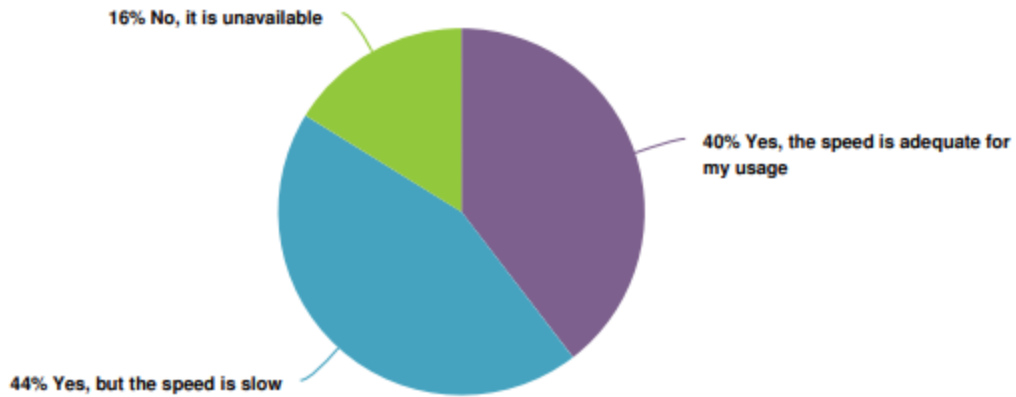
Value	Percent	Responses
More housing catering to the needs of retirees and/or seniors	37.4%	231
Assisted Living/Long Term Care facilities	20.4%	126
Workforce housing	25.3%	156
High-end Housing Developments	20.1%	124
More renter housing options	23.3%	144
More apartments	11.3%	70
Owner-occupied homes with large lots	61.9%	382

8. Do you feel that any of the following types of new residential development would threaten your community? (Check all that apply)



Value		Percent	Responses
Manufactured or mobile homes (one per lot)		44.6%	243
Manufactured or mobile home parks		82.0%	447
Apartments		37.6%	205
Duplexes, Triplexes, Quadplexes		43.1%	235
Rented housing		23.3%	127
Small lot subdivision development		33.6%	183

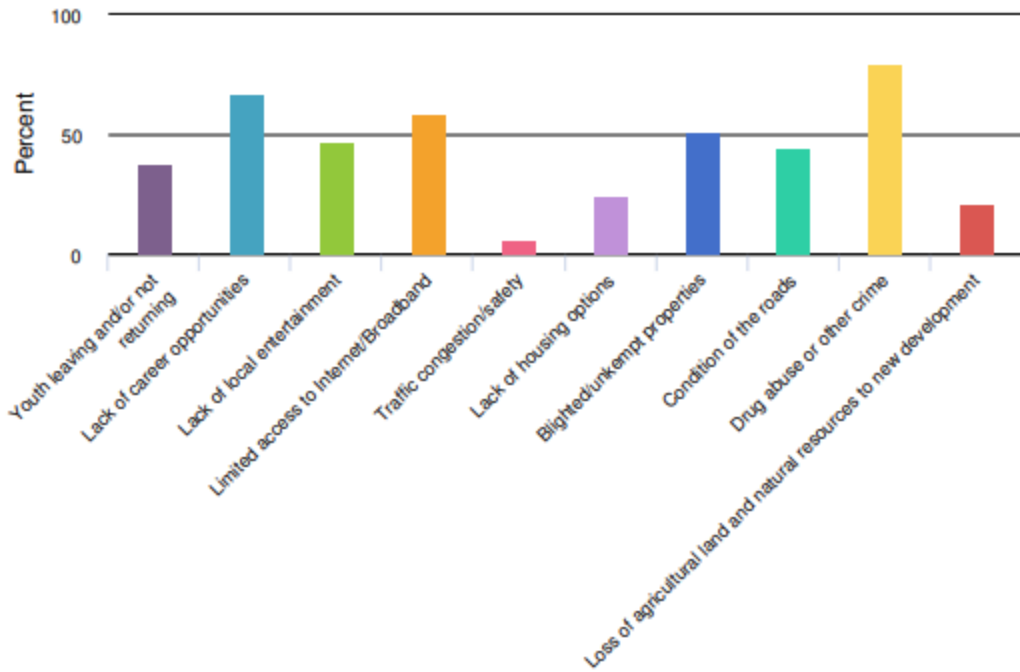
9. Do you have internet access at your home and/or business in Haralson County?



Value	Percent	Responses
Yes, the speed is adequate for my usage	39.6%	252
Yes, but the speed is slow	44.2%	281
No, it is unavailable	16.2%	103

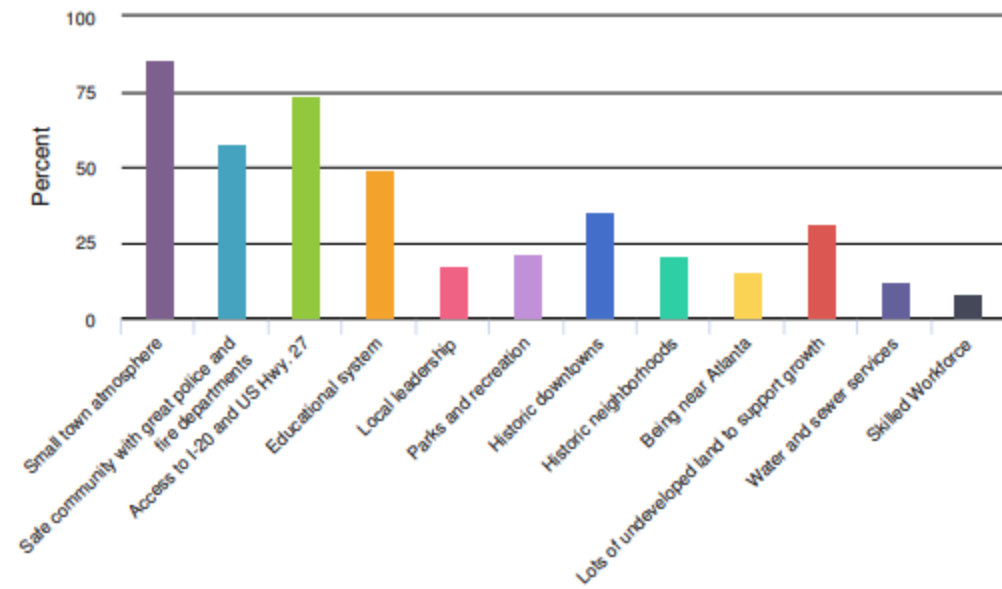
Totals: 636

10. What do you feel is a threat to your community? (Select all that apply)



Value	Percent	Responses
Youth leaving and/or not returning	37.3%	240
Lack of career opportunities	67.2%	432
Lack of local entertainment	46.8%	301
Limited access to Internet/Broadband	59.1%	380
Traffic congestion/safety	5.6%	36
Lack of housing options	24.3%	156
Blighted/unkempt properties	50.4%	324
Condition of the roads	44.0%	283
Drug abuse or other crime	79.6%	512
Loss of agricultural land and natural resources to new development	20.8%	134

11. What do you feel are the greatest strengths of your community?
(Select all that apply)



Value	Percent	Responses
Small town atmosphere	85.3%	545
Safe community with great police and fire departments	57.7%	369
Access to I-20 and US Hwy. 27	73.4%	469
Educational system	49.1%	314
Local leadership	16.7%	107
Parks and recreation	21.4%	137
Historic downtowns	34.6%	221
Historic neighborhoods	20.0%	128
Being near Atlanta	15.0%	96
Lots of undeveloped land to support growth	30.8%	197
Water and sewer services	11.9%	76
Skilled Workforce	7.7%	49

APPENDIX B: DOCUMENTATION OF MEETINGS



First Initial Joint Public Hearing
 Haralson County Joint Comprehensive Plan for Haralson County and the
 cities of Bremen, Buchanan, Tallapoosa and Waco.
 Haralson County Recreation Department – 25 Recreation Ln, Buchanan,
 Georgia 30113
 (770) 646-2002

AGENDA

Wednesday March 10, 2021

FIRST INITIAL JOINT PUBLIC HEARING

9:00 am

- I. Introduction of Meeting Participants**
- II. What is the Comprehensive Plan?**
- III. What is the purpose of the Comprehensive Plan?**
 - a. Georgia Planning Act
 - b. Importance of Public/Stakeholder Input
- IV. The process and what is to be done.**
 - a. Comprehensive Plan Elements
 - b. Requirements
- V. Survey Creation**
- VI. Public Comments & Questions**
- VII. Additional Comments**
- VIII. Adjourn.**



www.nwgrc.org
 (706) 295-6485

Haralson County and Municipalities Joint Plan Implementation and Steering Committee Meeting

Agenda

April 14, 2021 @ Haralson County Rec Gym

1. Regional Planning

- 2019 Northwest Georgia Regional Plan
- 2012 Regionally Important Resources and Planning Considerations
- Environmental Areas and Criteria
- Regional Water Plan
- 2017 Comprehensive Plan overview

2. Joint Comprehensive Plan Update Steering Committee

- Strengths, Weaknesses, Opportunities, and Threats Breakout
- Public Outreach Survey
- Timeline and next steps
- Next Meeting





HARALSON COUNTY JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #2

Facilitator: NWGR, Haralson County
Place: Haralson County Recreation Center

Date: June 2, 2021
Time: 9:00-10:00 AM

AGENDA

1. Welcome and Introductions
2. A look into Haralson's population and economic trends
3. Community survey results, thus far
4. Broadband
5. General Comments
6. Next meeting- Future Land Use and maps- meeting time and location? |



HARALSON COUNTY JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #3

Facilitator: NWGRC, Haralson County

Date: August 4, 2021

Place: Haralson County Recreation Center

Time: 9:00-10:00 AM

AGENDA

1. Welcome and Introductions
2. Community Survey Results (Joint and City/County Specific)
3. Future Land Use/Development and Maps Breakout
4. General Comments
5. Next meetings will be one-on-one with NWGRC staff and Local Government staff to complete the Report of Accomplishments and Community Work Programs.



**HARALSON COUNTY JOINT COMPREHENSIVE PLAN Including the Cities of
BREMEN, BUCHANAN, TALLAPOOSA, and WACO
FINAL PUBLIC HEARING**

Facilitator: NWGRC, Haralson County

Date: December 28, 2021

Place: Haralson County Commissioners Chambers

Time: 10:00AM

AGENDA

1. **Welcome and Introductions**
2. **What is a Comprehensive Plan**
 - A. Georgia Planning Act
 - B. Public Input Received During Planning
3. **The Remaining Steps for Adoption**
 - A. Letters of Transmittal
 - B. NWGRC Final Review (12/28-31/21)
 - C. DCA Review (January)
 - D. Adoption Resolutions (Regular meetings of County Commission and Mayor and Councils)
4. **Public Comments |**



First Initial Joint Public Hearing
 Haralson County Joint Comprehensive Plan for Haralson County and the
 cities of Bremen, Buchanan, Tallapoosa and Waco.
 Haralson County Recreation Department – 25 Recreation Ln, Buchanan,
 Georgia 30113
 (770) 646-2002

SIGN IN

Wednesday March 10, 2021 9:00 AM

NAME (Please Print)	TITLE/ORGANIZATION
Sandi Couch	Deputy Clerk, Haralson Co BOC
Alison Palmer	County Clerk HCBOC
Dandy JOHNSON	Finance Director, HCBOC
Bryan L. Walker	Fire Chief / EMA Director
Kernee Ridley	Chairman Comm. CEO
Selbaughny Irons	NWGRC
Michael Joel Daniel	Rec Director

Haralson County and Municipalities Joint Plan Implementation and Steering Committee

Meeting

April 14, 2021

Please Sign In:

Name:	Title:
Sherry Taylor	City of Buchanan
Haith Lee	City of Buchanan GA Public works Director
A. J. Scott	Mayor Buchanan Haralson County
Jamison Sailors	Chief Deputy, Sheriff's Office
Rennia Ridley	Chairman & CEO Haralson County
Sandi Coach	Deputy Clerk Haralson County
Perry Hicks	City of Bremen
Patrick Elam	Tallahassee
PATRICK VICKERS	Reg-Rep Ga DCA

Haralson County and Municipalities Joint Plan Implementation and Steering Committee
Meeting

April 14, 2021

Please Sign In:

Signature:	Title:
Kimberly Edwards	City Clerk, Waco
Don J. Johnson	Finance Director - Haralson County
Jacqueline Roberts	Mayor Pro Tem Tallapoosa, GA
Alison Palmer	County Clerk
Doug Brock	City of WACO
johnentrekin@haralson countyga.gov John Entrekin	HC Deputy Fire Chief
TERRY EDWARDS@HARALSON COUNTY GA.GOV	H.C Public Works
John Entrekin	Deputy Fire Chief Haralson County
Glenda Wade	Director Planning & Zoning
Eric McDonald	Dev. Auth

Sign-In

June 2nd Steering Committee

Recreation-Michael J. Hamiel Haralson County

TERRY EDWARDS Public Works Director/HARALSON COUNTY

DON J. JOHNSON Finance Director/Haralson County

Sandi Couch Deputy Clerk/Haralson County

Jacquelin Roberts Mayor Pro Tem City of Tallapoosa

Heath Lee City of Beckman

Sherry Taylor City of Beckman

Patrick E. Lee Tallapoosa

Taukia Roberts

Glenda Wade M. C. Permits & Planning

Brian Walker Haralson Co Fire/EMA



HARALSON COUNTY JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #3

Facilitator: NWGRC, Haralson County

Date: August 4, 2021

Place/Room: Haralson County Recreation Gym

Time: 9AM

	Print Name	City/County Title
1.	Sandi Couch	Haralson County/Deputy Clerk
2.	Don Johnson	Haralson County/Finance Director
3.	Glenda Wade	Haralson County Zoning
4.	Alison Palmer	Haralson County Clerk
5.	Ronnie Ridley	Haralson County Chairman
6.	Kimberly Edwards	City of New
7.	Craig Richard	CITY OF WACO
8.	Dean Turner	Haralson County Water
9.	Hath Lee	City of Buchanan
10.	Brian Walker	Haralson Co. Fire
11.	Sherry Taylor	City of Buchanan
12.	Natrick Clam	Tallahassee
13.	TERRY EDWARDS	HARALSON COUNTY Public Works
14.		
15.		
16.		
17.		
18.		

A8 GATEWAY BEACON, Thursday, February 18, 2021

CHURCH NEWS

BUCHANAN FOOD BANK

The Buchanan Food Bank is open the first and third Wednesday of each month from 11 a.m. to 1 p.m. For more information, call 770-646-5251.

PAT'S CLOSET

Pat's Closet at Mt. Zion E. Road offers free clothes for the needy in all sizes. The closet is open every Wednesday from 9 a.m. until noon. Turn onto Five Points Road, opposite Sunoco Station, go to four-way stop, turn left onto Mt. Zion E. Road.

FOOD BANK

The Community Christian Council Food Bank of Haralson County, located in the old Holcombe's Grocery Store building

at 734 Bowdon Street in Tallapoosa, serves a meal to Haralson County residents every Monday and Thursday from 5-7 p.m. On Thursday evening only, those who qualify may receive one box of food per month per household. You will need a picture ID or proof of Haralson County residence, such as phone, water, electric or gas bill in your name.

MT. CARMEL MISSIONS HALL

Open on the first Saturday each month from 8 a.m. until noon. The mission supplies food and clothing to Haralson, Paulding and Carroll counties by request. For emergencies through the month, call 770-562-4049.

**PUBLIC HEARING NOTICE
HARALSON COUNTY AND THE CITIES OF BREMEN,
BUCHANAN, TALLAPOOSA, AND WACO
UPDATE OF JOINT COMPREHENSIVE PLAN**

Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco are beginning a five-year update of their Joint Comprehensive Plan that was previously adopted in February 2017. The plan update will be prepared according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. This initial public hearing is being held to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. The affected governments intend to appoint citizens to participate as part of a Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft for November 2021, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2022 is required to maintain Qualified Local Government (QLG) status for each local government, per the Georgia Planning Act of 1989, allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing will be held at the Haralson County Recreation Department, 25 Recreation Ln, Buchanan, Georgia 30113, on Wednesday, March 10, 2021: 9:00 a.m.

Haralson County Commissioners

0985 Probate Notices

and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

J. Edward Hulsey, Jr.
Judge of the Probate Court
By: Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

**IN THE PROBATE COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

IN RE:
FAYE P. WARD,
DECEASED
ESTATE NO.: 2020-113

**PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE**

TO: Whom It May Concern: **BELVIE H. WARD, JR.** has petitioned to be appointed Administrator of the estate of **FAYE P. WARD,** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §-53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 15, 2021.**

0985 Probate Notices

filed, the Petition may be granted without a hearing.

J. Edward Hulsey, Jr.
Judge of the Probate Court
Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

**IN THE PROBATE COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

IN RE:
GARY L. CREWS,
DECEASED
ESTATE NO.: 2021-019

**PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE**

TO: Whom It May Concern: **EVAN L. STAPLER** has petitioned to be appointed Administrator of the estate of **GARY L. CREWS,** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §-53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 8, 2021.**

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are

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**IN THE PROBATE COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

IN RE:
JAMES HUGH NORTON, DECEASED
ESTATE NO.: 2021-008

**NOTICE OF PETITION TO FILE
FOR A YEAR'S SUPPORT**

The Petition of **NORMA C. NORTON** for a year's support from the estate of **JAMES HUGH NORTON,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **March 8, 2021,** why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

J. Edward Hulsey, Jr.
Judge of the Probate Court
By: Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

**IN THE PROBATE COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

IN RE:
JOHN BREWER ROACH, SR., DECEASED
ESTATE NO.: 2021-018

**NOTICE OF PETITION TO FILE
FOR A YEAR'S SUPPORT**

The Petition of **ROXANN M. ROACH** for a year's support from the estate of **JOHN BREWER**

0985 Probate Notices

**ADMINISTRATION
NOTICE**

TO: Whom It May Concern: **SHIRLEY F. GREEN** has petitioned to be appointed Administrator of the estate of **MELANEE J. LAMBERT,** deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §-53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 8, 2021.**

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

J. Edward Hulsey, Jr.
Judge of the Probate Court
Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

**IN THE PROBATE COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

IN RE:
PEGGY LOUISE HOUSTON,
DECEASED
ESTATE NO.: 2021-017

0985 Probate Notices

powers contained in O.C.G.A. §-53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 8, 2021.**

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

J. Edward Hulsey, Jr.
Judge of the Probate Court
Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

**STATE OF GEORGIA
HARALSON COUNTY**

IN RE: Estate of **Wendell Robert Carroll,** Deceased

ESTATE NO: 2020-130

**NOTICE TO DEBTORS AND
CREDITORS**

All creditors of the Estate of **Wendell Robert Carroll,** Deceased, late of Haralson County, Georgia, are hereby notified to render their demands to the undersigned according to law and all persons indebted to said Estate are re-

0985 Probate Notices

IN RE: Petition for Discharge of Personal Representative

TO: Whom It May Concern

This is to notify you to file objection, if there is any to the above referenced petition, in this Court on or before **MARCH 1, 2021.**

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary or before a Probate Court Clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

J. Edward Hulsey Jr.
Probate Judge
By: Anna Reese
Clerk of the Probate Court
P.O. Box 620
Buchanan, GA 30113
770-646-2008

0995 Notice of Seizure

**IN THE SUPERIOR COURT
OF HARALSON COUNTY
STATE OF GEORGIA**

**CIVIL ACTION FILE NO.
21-CV-70MHL**

**STATE OF GEORGIA,
Plaintiff**

OBITUARIES

Dustin Barber

Mr. Dustin Allen Barber, 34, of Temple passed away on Thursday, Nov. 25, 2021.

Mr. Barber was born on Nov. 1, 1987, in Carroll County, son of Farrell Allen Barber and Jamie Charlene Summerville Barber.

He was a 2006 graduate of Bremen High School and attended the University of West Georgia. Dustin was owner of Dustin Barber Landscaping and Construction.

He was preceded in death by his paternal grandfather, Donald Barber; maternal grandfather, Joe Summerville; and a great-grandmother, Frankie Crawford.

Dustin enjoyed camping, canoeing, and especially being



with family and friends. His main hobby was doing any kind of construction, from small projects to whole house remodeling. Dustin could find some way to make you laugh in the best situations or the worst.

Survivors include his daughter, Keely Aleaha Barber, of Rockmart; mother, Jamie Barber (Jeff Aaron), of Canton; father, Farrell Allen

Barber, of Rockmart; sister, Crystal (Casey) Childers, of Rockmart; brother, Zachary Bryan Barber, of Canton; loving grandmother, Nellie Barber, of Rockmart; step-grandmother, Glenda Thoms, of Georgia; niece, Charlie Ann Childers, of Rockmart; and special friend and fiancé, Laura Edge, of Temple.

The family invites you to share a favorite memory of Dustin as they gather to do a celebration of life for Dustin on Sunday, Dec. 12, 2021, at 3 p.m. in the County Line Baptist Church with his uncle, Mr. Jesse Barber officiating.

Freeman Harris Funeral Home is in charge of the memorial arrangements for Mr. Dustin Allen Barber.

Martha 'Elaine' Agan

Mrs. Martha "Elaine" Agan, 79, of Bremen passed away on Nov. 30, 2021, in a local healthcare facility.

She was born on June 13, 1942, in Carroll County, Georgia, the daughter of the late Homer Selmer Akin and Marie Clackum Akin.

Mrs. Agan was a member of Harmony Baptist Church and formerly employed as a final inspector with Turner Manufacturing with 20+ years of service.

In addition to her parents, she was preceded in death by a sister, Hazel Hudgins.

Survivors include her husband, Donald Wayne Agan, of Bremen; daughter, Regina & Mike Westmoreland, of



Bremen; sister, Grace Agan, of Bremen; two grandchildren, Blake and Jessica Westmoreland and Brian and Trinity Westmoreland; three great-grandchildren, Hunter Westmoreland, Mackenzie Westmoreland and Haylee Westmoreland.

The family received friends on Thursday, Dec. 2, 2021, between the hours of noon and

2 p.m. Funeral service followed at 2 p.m. from the chapel of Hightower Funeral Home with Rev. James Benefield officiating.

Music provided by JoAnn Agan. Mike Westmoreland, Blake Westmoreland, Brian Westmoreland, Todd Agan, Rip Wood and Mark Lockridge served as pallbearers. Hunter Westmoreland served as honorary pallbearer.

Interment followed in Forest Lawn Memorial Park.

Please share thoughts and memories at www.hightowerfuneral-home.com.

Hightower Funeral Home of Bremen has charge of the arrangements.

OPINION

The fearsome Cooper's hawk

A few months ago I was watching about eight or 10 birds enjoying my bird feeder. Suddenly they all took wing and were gone. I was perplexed, but then I looked toward our fence and a Cooper's hawk was perched thereon, looking for an easy meal.

At one time or another we have had six species of hawks in our area. Of the six, the Cooper's hawk is likely to be the one you might see around your bird feeder. It likes to eat birds and is not hesitant in raiding a chicken pen when one is available. It will also eat squirrels, rabbits, rats, mice, chipmunks, etc., but it seems to have a fondness for birds.

The adult birds are a blue-gray color on the top side, while the underparts are adorned with rusty red bars. The top of the head is a darker blue-gray color, while a pair of red eyes gives the bird a fearsome look. The female bird is larger than the male. They measure in length about 20 inches long.

This bird has a fairly long tail

and short wings, enabling it to dart through the woods at an incredible speed. So aggressive is it that it can dash into a farmyard like a bolt, grab a chicken, and carry it off before an onlooker hardly knows what happened. It is probably our most destructive species of hawk.



BUD JONES

They usually nest in a tall tree, high up, in secluded woods, using an abandoned crow or hawk nest. Often they add material to the nest and will use it sometimes year after year. In it the female lays three to six pale blue-green eggs, spotted with brown specks.

One way to recognize this bird is when it flies the wing beats are quick flaps alternating with a short glide. The Cooper's hawk is with us year round.

The Cooper's hawk is named after Alexander Cooper, one of our early ornithologists.

Bud Jones is a Tallapoosa resident and the author of more than 10 books. Contact him at bjonestaxidemy@bellsouth.net.

PUBLIC HEARING NOTICE

HARALSON COUNTY, BREMEN, BUCHANAN, TALLAPOOSA, and WACO UPDATE OF JOINT COMPREHENSIVE PLAN

Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco have prepared a draft Joint Comprehensive Plan Update for 2022-2026 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the draft *Joint Comprehensive Plan for Haralson County and the Cities of Bremen, Buchanan, Tallapoosa, and Waco*, for the period 2022-2026. This draft plan was prepared by Haralson County and the cities of Bremen, Buchanan, Tallapoosa, and Waco with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2022 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be held on Tuesday, December 28, 2021 at 10:00 AM at the Haralson County Commissioner's chambers at 155 Van Wert St, Buchanan, GA 30113.

Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, nwgrc.org by December 10, 2022.