

Joint City-County
Comprehensive Plan Update 2007-2027
Partial Plan Update
For Chattooga County and the Cities and Towns of
Lyerly, Menlo, Summerville, and Trion
September 2006

Prepared by the Coosa Valley Regional Development Center

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Introduction

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

Methodology

Stakeholder Identification Process

The joint comprehensive plan update process allows for stakeholder input and community participation. Stakeholders for Chattooga County, City of Lyerly, City of Menlo, City of Summerville, and Town of Trion were identified through a three-tiered process.

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

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

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

Gathering Community Input through a Visioning Survey

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

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

Reading level of the survey was at a 9th grade Flesch-Kincaide reading level. The survey was reviewed by local government officials prior to its use. Due to low response numbers, survey results were not statistically significant. However, staff felt that responses received indicated general trends. Survey results were presented to stakeholders at the joint visioning session. Coosa Valley Regional Development Center and local governments in Haralson, Polk and Walker Counties conducted similar surveys. Respondents in all four counties gave similar answers, indicating results were valid.

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

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

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

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

Update Preparation

The local governments of Chattooga County, City of Lyerly, City of Menlo, City of Summerville, and Town of Trion worked with Coosa Valley Regional Development Center to update their joint local comprehensive plan. The comprehensive plan included the eight planning areas of population growth, economic development, transportation, housing, land use, natural and cultural resources, facilities and services,

and intergovernmental coordination. Its outcome was a five-year short term work program.

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

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

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

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

Two public hearings were held. The initial hearing held at the beginning of the update covered the comprehensive plan update process. The second reviewed the draft update. Copies of the draft update were available at this hearing. The visioning

meeting and the short-term work program workshop were open to the public and were advertised as such.

The local governments of Chattooga County, City of Lyerly, City of Menlo, City of Summerville, and Town of Trion adopted a resolution authorizing the draft of the joint comprehensive plan update to the Coosa Valley Regional Development Center for review and subsequent submittal to DCA. Recommended changes were received and submitted to the local governments with the RDC's recommendations.

Chattooga County

Issues for Chattooga County

Economic Development

1. Our community does not have an active business recruitment and retention program.

Natural Resources

1. There is a need for a plan to use natural resources in economic development of the county.
2. There is a need for protection of farm and timber lands (agricultural areas).
3. There is a need for preservation/enhancement of water ways (streams).

Cultural Resources

1. Conduct an inventory of historical resources.
2. Continue to list properties on National Registry of Historic Places.

Facilities and Services

1. Expand public water facilities.
2. Expand ambulance services (staffing and equipment).
3. Maintain environmentally sound waste disposal system.

Land Use

1. Create county land use planning board.
2. Consider county building code.

Transportation

1. Need county-wide transportation plan for roads and bridges.

Intergovernmental Coordination

1. Develop intergovernmental coordination committee.

Areas Requiring Special Attention

Chattooga County evaluated existing land use patterns and trends to identify Areas Requiring Special Attention, including

- Wetlands
- Protected River Corridor
- Water supply watersheds
- Census Blocks containing recorded archeological sites
- Flood-prone areas
- Slopes 25% or greater
- Most significant groundwater recharge area

Figure 1.2 shows these areas of Chattooga County.

Wetlands

These areas include freshwater wetlands including swamps, bogs, ponds, streams, and rivers. Sensitive wetland areas provide habitat for wildlife and waterfowl. If development becomes a concern, protection standards should be set.

Protected River Corridor

The Chattooga River in Chattooga County is a protected river, meaning any perennial river or watercourse with an average annual flow of at least 400 cubic feet/second as determined by the US Geological Survey. Adopting a River Corridor Protection ordinance as seen in the Part V Environmental Planning Criteria would establish a buffer along the river prohibiting land disturbing activities with noted exceptions including single family dwelling, forestry, agriculture, wildlife and fisheries management, waste-water treatment, recreation, natural water treatment, and other uses permitted by DNR or section 404 of the Clean Water Act.

Water Supply Watersheds

The water supply watershed northwest of Summerville includes an area surrounded by ridges that drains into Raccoon Creek, the location of the Filter Plant water intake. The area west of Summerville may face residential development pressure. The joint land use board could consider development restrictions in these areas.

Census Blocks Containing Recorded Archeological Sites

The majority of archeological sites are contained in census blocks located on the northeastern side of the county, many within the Chattahoochee National Forest, and others along the Farmersville, Gore-Subligna, and Haywood Valley Roads. These areas are at present rural and agricultural or forested. Steps should be taken to preserve historic and cultural resources in these areas in future development.

Flood-prone areas

The areas that are flood prone lie principally along the Chattooga River but also along creeks in the western portion of the county and in the valleys between small ridges. These areas may be found not suitable for development or may need development restrictions put in place.

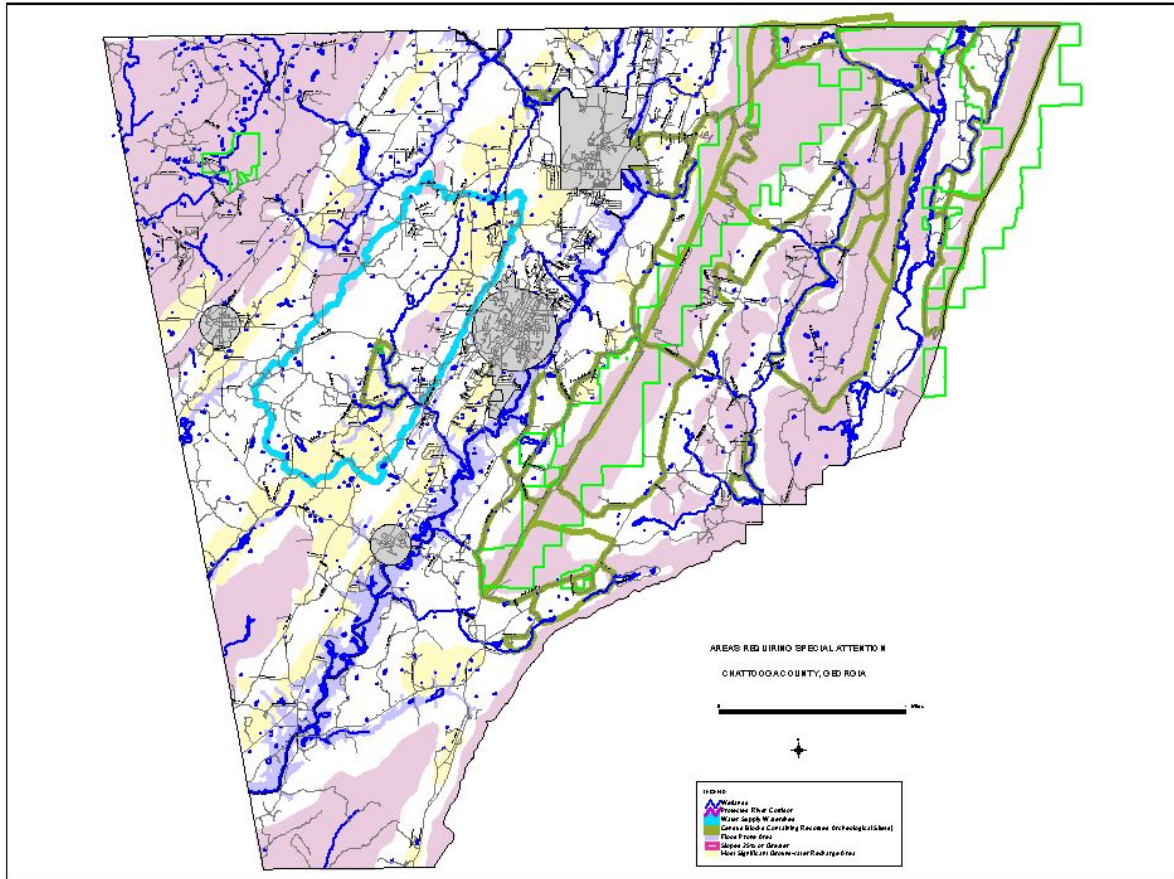
Steep slopes

The majority of the ridges and mountains in the county have steep slopes of 25% or greater incline. Development on these areas may cause changes to the watersheds in flow, direction and amount of runoff and erosion that occurs.

Most significant groundwater recharge areas

The most significant groundwater recharge areas are located in the valleys in western and southern Chattooga County where land is mostly rural, agricultural or forested, and as yet mostly undeveloped. Increasing the number of septic systems might negatively affect the recharge areas. Steps should be taken to encourage development in areas that are either safe for septic or that are located in sewerred areas.

Figure 1.1
Areas Requiring Special Attention



Future Development Narrative for Chattooga County

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

Major Highway Corridor

There are several major highway corridor character areas in Chattooga County, along heavily traveled arterial highways SR 337, SR 100, SR 114, and SR 48. Billboards need to be set back from highways. Wide lanes for bicycles (6 feet) will be required. This character area contributes to quality community planning by meeting the following objectives: Transportation alternatives, Open space preservation, environmental protection, social and economic development, appropriate businesses, governmental relations, local self-determination, and regional cooperation.

Scenic Highway Corridor

Scenic Corridor areas parallel US 27, SR 157, and Gore Subligna Road where these corridors have significant natural, historic, or cultural features, and scenic or pastoral views. In these scenic areas billboards need to be set back from highways. Wide lanes for bicycles (6 feet) will be required. No junk car lots are to be allowed. This character area contributes to quality community planning by meeting the following objectives: Sense of place; Transportation alternatives; Regional identity; Resource conservation; Heritage preservation; Open space preservation; Environmental protection; Appropriate businesses; Local self-determination; and Regional cooperation.

Gateway Corridor

Chattooga County's gateway corridors parallel US 27, SR 100, SR 114, SR 48 as these roads lead into Summerville and Trion. The gateway corridors containing residential, agricultural, commercial and industrial areas, should welcome residents and visitors and by their attractive appearance which may include work to retrofit or renovate declining buildings. This character area contributes to quality community planning by meeting the following objectives: Traditional neighborhood development; Sense of place; Regional identity; Appropriate businesses; Local self-determination; and Regional cooperation.

Agricultural

The agricultural character area of Chattooga County includes homes and farms and forms a large part of the county. Land prices are still low, but have begun to rise, and developments have begun to come in to the rural areas. Preservation of this area would contribute to quality community planning by meeting the following objectives: Sense of place; Open space preservation; Environmental protection; Local self-determination; and Regional cooperation.

Chattahoochee National Forest

This character area includes a portion of the Chattahoochee National Forest, an area maintained by the US Forest Service but of which portions have been sold. This area, along with forested and agricultural areas of private land, creates the rural nature of the County and contributes a great deal to residents' quality of life. This character area contributes to quality community planning by meeting the following objectives: Sense of place; Heritage preservation; Open space preservation; Environmental protection; Local self-determination; Regional cooperation.

Commercial

The commercial character areas of the county include strip malls, large retail, auto-related businesses, restaurants, convenience stores, and offices. This character area contributes to quality community planning by meeting the following objectives: Infill development and Employment options. Some areas might merit redevelopment or infill development.

Park and Greenspace

The areas of Chattooga County highlighted for environmental preservation, such as floodplains, steep slopes, and mountaintops, are included in this greenspace character area. This character area contributes to quality community planning by meeting the following objectives: Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; and Environmental protection.

Residential

Chattooga County's residential areas typically were built after World War II and are located on the outskirts of incorporated areas. Historic older homes might also be located in these areas. Sidewalks may not run to these areas. Quality Community Objectives to be encouraged in this area include Traditional neighborhood, Sense of place, Heritage preservation, and Housing choices, as well as Local self-determination and Regional cooperation.

Rural Residential


Much of Chattooga County's residents live in the rural areas where water and sewer are not extended. Homes may be historically significant, or may be newly built. These areas would include homes and small farms but larger farms would be located in agricultural areas. This is the predominant residential type in the county. Quality Community Objectives to be encouraged in this area include Traditional neighborhood; Sense of place; heritage preservation; Open space preservation; Environmental protection; and Housing choices.


Crossroads Community


A crossroad community is an unincorporated historic community located at a highway intersection or old high road where land is closely settled compared to the surrounding area. Quality Community Objectives to be encouraged in this area include Sense of place, Regional identity, Heritage preservation, and Local self-determination.


Industrial


This character area includes industry located in unincorporated areas of Chattooga County, and may include buildings no longer in use that could be sites for redevelopment. Quality Community Objectives to be encouraged in this area include Appropriate businesses; Employment options; and Local self-determination.


 <p>Hwy 114.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Major Highway Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4. Transportation alternatives <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards.</p> <p>Implement a county-wide building code for land development (zoning), etc.</p>
Description	Land Uses	
<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Billboards need to be set back from highways. • Work with Northwest Georgia Bike and Pedestrian Task Force to improve bike and pedestrian safety. 	<p>Commercial Residential Office Industrial Recreational and Greenspace</p>	


 <p>Gore-Subligna Road.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Scenic Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Description</p> <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>Development Strategies/Policies: Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Billboards need to be set back from highways. • No junk car lots to be allowed. 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 4. Transportation alternatives <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>More detailed sub-area planning:</p> <p>Conduct an inventory of historical resources.</p> <p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), etc.</p> <p>Incentives:</p> <p>Prepare educational packet on tax incentives for protection of farm and timber lands (agricultural areas).</p> <p>Joint efforts with US Forest Service to clean up federal lands.</p>
	Land Uses	
	<p>Commercial, not to allow junk car lots</p> <p>Residential</p> <p>Office</p> <p>Industrial</p> <p>Recreational Greenspace</p>	


 <p>Hwy 27 coming into Summerville.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Gateway Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), etc.</p>
Description	Land Uses	
<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <p>Focus on appearance with appropriate signage, landscaping and other beautification measures.</p>	<p>Commercial, not to allow junk car lots Residential Office Recreational Greenspace</p>	


 <p>Lookout Mountain, Hwy 48.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Greenspace Conservation Area	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 4. Transportation alternatives <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection 	<p>More detailed sub-area planning:</p> <p>Conduct an inventory of historical resources.</p> <p>New or revised local development regulations Create county and municipality land use planning board to include restrictions on billboards</p>	
Description	Land Uses	
<p>Undeveloped, natural lands with significant natural features including views of Lookout Mountain, steep slopes on mountains and ridges, flood plains, wetlands, watersheds, wildlife management areas, other environmentally sensitive areas where development should be restricted.</p> <p>Development Strategies/Policies:</p> <p>Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Maintain natural rural character by restricting new development and promoting use of conservation easements. • Design roadway widening to minimize impacts. • Promote these areas for tourism and recreation. 	<p>Passive Use Recreation Greenspace Conservation Public Use</p>	<p>Incentives:</p> <p>Prepare educational packet on tax incentives for protection of farm and timber lands (agricultural areas).</p> <p>Joint efforts with US Forest Service to clean up federal lands.</p> <p>Adopt River Corridor Protection Ordinance</p> <p>Clean up Chattooga River.</p>


	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Commercial and Office	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 11. Employment options : 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), etc.</p> <p>Establish a joint economic development authority with cities and county including: Agrotourism, heritage, and small business development</p> <p>Infrastructure Improvements:</p> <p>Road resurfacing. List of roads to be resurfaced varies yearly.</p>	
Description	Land Uses	
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, offices.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Joint land use board should consider the following: • Retro-fit unattractive or vacant bldgs by: • Creating a shopping “square” around a smaller internal parking lot. • Upgrading appearance of existing older commercial buildings • Reconfiguring parking lot and circulation routes for automobiles. • Providing pedestrian and bicycling amenities • Adding landscaping, trees in parking lots for shade, runoff control. • Pervious paving, buffers, mixed use 	<p>Commercial Offices</p>	


	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations::</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted.)</p> <p>Infrastructure Improvements:</p> <p>Develop additional water sources in east side of County: Regal Springs Well Project; Chattooga Water Project Phase I, II; Cloudland Water Project Phase I, II.</p> <p>Public Investments:</p> <p>Conduct an inventory of historical resources.</p> <p>Establish residential and business national historic district register.</p>	
Description	Land Uses	
<p>Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Joint land use board should consider the following: • 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 • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 	Residential	

 <p>Hwy 114.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Rural Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted.)</p>	
Description	Land Uses	
<p>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.</p> <p>Development Strategies/Policies:</p> <p>Joint land use board should consider maintaining rural atmosphere with new residential development by:</p> <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 	<p>Residential</p> <p>Agricultural</p>	<p>Infrastructure Improvements:</p> <p>Develop additional water sources in east side of County: Regal Springs Well Project; Chattooga Water Project Phase I, II; Cloudland Water Project Phase I, II.</p> <p>Public Investments:</p> <p>Prepare educational packet on tax incentives for protection of farm and timber lands (agricultural areas).</p>

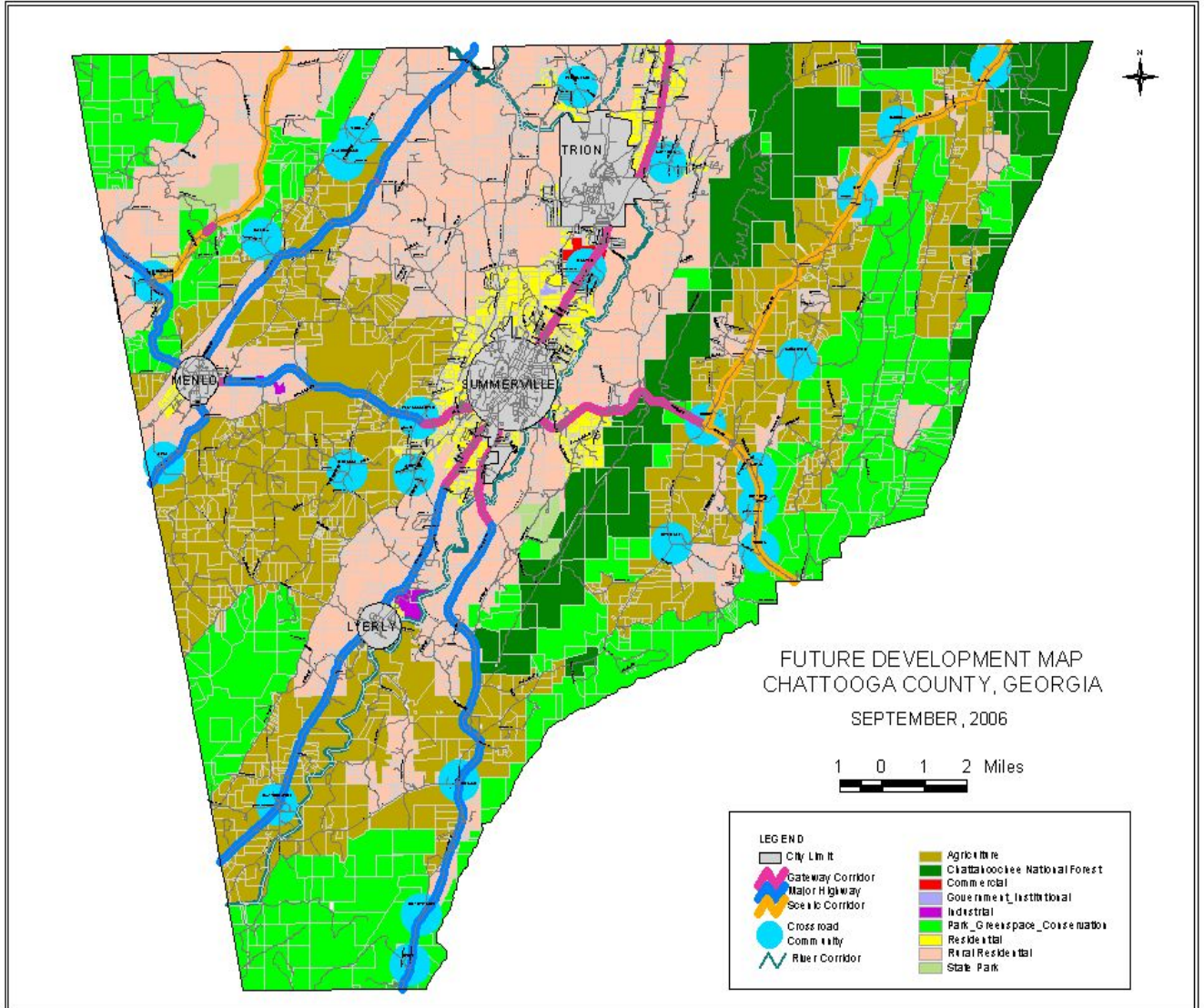
 <p>Alpine.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Agricultural/ Forest	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations: Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted.)</p>	
Description	Land Uses	
<p>Lands in open, cultivated state or sparsely settled, woods, farms.</p> <p>Development Strategies/Policies:</p> <p>Joint land use board should consider the following to maintain rural character by:</p> <ul style="list-style-type: none"> • 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 	<p>Agricultural Residential</p> <p>Public Investments Prepare educational packet on tax incentives for protection of farm and timber lands (agricultural areas).</p>	

 <p>From Georgia Forest Watch www.gafw.org</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: Chattahoochee National Forest	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>More detailed sub-area planning: Taylor's Ridge overlook and park</p> <p>Joint effort with Forest Service to clean up federal lands.</p> <p>New or revised local development regulations: Adopt River Corridor Protection Ordinance</p>	
Description	Land Uses	
<p>This area is preserved and maintained by the US Forest Service. Some areas have been sold to private buyers. Some level of residential development restrictions could prevent negative impacts on environment and quality of life in general.</p> <p>Development Strategies/Policies: Joint land use board should consider the following to maintain rural character by:</p> <ul style="list-style-type: none"> • 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 	<p>Residential Agricultural Forest</p>	

 <p>Alpine Community Church.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga County	
	Character Area: <u>Crossroad Community</u>	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted.)</p>	
Description	Land Uses	
<p>Historic Communities, Unincorporated, at Intersection of Main Thoroughfares</p> <p>Development Strategies/Policies: Joint land use board should consider maintaining rural atmosphere with new residential development by:</p> <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 	<p>Residential Agricultural Commercial</p>	<p>Infrastructure Improvements: Develop additional water sources in east side of County: Regal Springs Well Project; Chattooga Water Project Phase I, II; Cloudland Water Project Phase I, II.</p> <p>Road resurfacing. List of roads to be resurfaced varies yearly.</p> <p>Public Investments: Prepare educational packet on tax incentives for protection of farm and timber lands (agricultural areas).</p>

 <p>Mohawk Ind., Hwy 114.</p>	Future Development Map Narrative	
	Jurisdiction: Chattooga	
	Character Area: Industrial	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board to include restrictions on billboards</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted.)</p> <p>Infrastructure Improvements: Road resurfacing. List of roads to be resurfaced varies yearly.</p>	
Description	Land Uses	
<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>Development Strategies/Policies: Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p>Industrial Commercial</p>	

Future Development Map
 Chattooga County



Quality Community Objectives for Chattooga County

Traditional Neighborhoods

- We do not have a zoning code, a street tree ordinance or an organized tree-planting campaign in public areas.
- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. In some areas, several errands can be made on foot. Some of our children can and do walk or bike to school safely as schools are located in or near neighborhoods in our community.

Infill Development

- Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development and is actively working to promote Brownfield and greyfield redevelopment. Our community allows small lot development (5000 SF or less) for some uses.
- We do not have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)

Sense of Place

- We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas. We have ordinances to regulate the size and type of signage in our community.
- If someone dropped from the sky into our community, he or she would not know immediately where she was, based on our distinct characteristics. We do not have ordinances to regulate the aesthetics of development in our highly visible areas. If applicable, our community does not have a plan to protect designated farmland.

Transportation Alternatives

- We have public transportation in our community. (Note: Transit on Demand available in all areas). We have a plan for bicycle routes through our community. (Note: Regional Bicycle Plan in place). We allow commercial and retail development to share parking areas wherever possible.
- We do not require that new development connects with existing development through a street network, not a single entry/exit. We do not have a sidewalk ordinance in our community and do not require that newly built sidewalks connect to existing sidewalks wherever possible.

Regional Identity

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

Heritage Preservation

- We do not have designated historic districts, nor an active historic preservation commission.
- We do not have ordinances in place to have new development to complement our historic development.

Open Space Preservation

- We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.
- Our community does not have a greenspace plan and is not actively preserving greenspace. We do not have a conservation subdivision ordinance for residential development.

Environmental Protection

- We have identified our defining natural resources and have taken steps to protect them.
- We are using stormwater best management practices for all new development.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)
- Our community has not passed the necessary Part V Environmental Ordinances and does not have a tree preservation or a tree-replanting ordinance for new development.
- Our community does not have a comprehensive natural resources inventory.

Growth Preparedness

We do not have population projections for the next 20 years that we refer to when making infrastructure decisions. We do not have a Capital Improvements Program that supports current and future growth. We have not designated areas of our community where we would like to see growth.

Appropriate Businesses

- Our economic development organization (the Chattooga County Chamber of Commerce and the Joint Development Authority) has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. They have considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible. We recruit businesses that provide or create sustainable products. (Chamber/J.D.A.)
- We do not have a diverse jobs base.

Employment Options

- Our economic development program (the Chattooga County Chamber of Commerce and the Joint Development Authority) has an entrepreneur support program.
- Our community has jobs for skilled and unskilled labor and professional and managerial jobs.

Housing Choices

- Our community allows accessory units like garage apartments or mother-in-law units. People who work in our community can afford to live here, too as we have enough housing for each income level (low, moderate, and above-average incomes).
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.

- We allow multifamily housing to be developed and have vacant and developable land available.
- We support community development corporations building housing for lower income households. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.
- We do not have housing programs that focus on households with special needs.

Educational Opportunities

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

Local Self-determination

- Our elected officials understand the land-development process in our community. We have a public-awareness element in our comprehensive planning process.
- We do not have a citizen-education campaign to allow all interested parties to learn about development processes in our community and do not have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We do not have clearly understandable guidelines for new development and do not offer a development guidebook. We have not reviewed our development regulations and/or zoning code recently. We do not have a budget for annual training for planning commission members and staff, and we do not use it.

Regional Cooperation

- We plan jointly with our cities and county for Comprehensive Planning purposes and are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

For Chattooga County

2007-2011

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
Our community does not have an active business recruitment and retention program.	Establish a joint economic development authority with cities and county including: Agrotourism, heritage, and small business development.	2007-2008	County and cities	\$5,000	Local development Fund, cities, county

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Cultural Resources					
Conduct an inventory of historical resources.	Conduct an inventory of historical resources.	2007-2011	Coosa Valley Regional Development Center, DNR, County and Cities	\$50,000	Local and State
Continue to list properties on National Registry of Historic Places.	Establish residential and business national historic district register.	2007-2011	County, cities	\$25,000	Local and State

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Natural Resources					
Need a plan to use natural resources in economic development of the county.	Taylor's Ridge overlook and park.	2007-2011	County	1,200,000	County, DOT
	Acquire property for River Park	2007-2011	County	\$150,000	County, USDA
	Joint effort with US Forest Service to clean up federal lands	2007-2011	County	\$15,000	County, USFS
Protection of farm and timber lands (agricultural areas).	Prepare educational packet on Tax incentives	2007	County	\$1,000	County
Need for preservation/enhancement of water ways (streams).	Adopt River Corridor Protection Ordinance	2007-2011	County	\$1,000	County
	Clean up Chattooga River	2007-2011	US Corps of Engineers	\$250,000	US Corps of Engineers

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Facilities and Services					
Expand public water facilities.	Develop additional water sources in east side of County:	2007-2011	County	2.7 million	County, GEFA, USDA, DCA
	Regal Springs Well Project	2007-2011	County	\$11 million	County, GEFA, USDA, DCA
	Cloudland Water Project Phase I (State Line Road and SR 157)	2007	County	\$700,000	County, USDA
	Cloudland Water Project Phase II (State Line Road and SR 157)	2007-2008	County	2.4 million	County, USDA, GEFA
Need expansion of ambulance services (staffing and equipment)	Additional ambulance and crews	2007-2008	County	\$150,000	County
	Enhance E-911 system	2007-2008	County	\$150,000	County
Maintain environmentally sound waste disposal system.	Continue monitoring at the Chattooga County landfill.	2007-2011	County	\$45,000	County
	Contract with Newell Recycling to recycle white metal (tin, aluminum) cardboard, plastics, loose papers in addition to recycling provided by county.	2007-2011	County	50,000 /year	County, State

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Land Use					
Create county land use planning board.	Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation.	2007-2008	County/ municipality	\$10,000	County, cities
Consider county building code.	Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement. (Manufactured Home, Junk ordinances adopted).	2007-2008	County, municipalities	\$50,000	County, municipalities

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Transportation					
Need county-wide transportation plan for roads and bridges.	Replace county bridges based on yearly evaluation of need.	2007-2011	County	\$500,000	County, DOT
	Road resurfacing. Approximately 11 miles of roads resurfaced yearly based on yearly evaluation of need.	2007-2011	County	\$1,500,000	County, DOT (LARP)

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination					
Develop intergovernmental coordination committee.	Develop intergovernmental coordination committee.	2007	County, Cities	\$1,000	County, Cities

Report of Accomplishments from
Chattooga County's
Previous Five Year Short Term Work Program (1999-2003)

Chattooga County	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES	X				
Expand transit system to include Rome trips for doctor/hospital visits	X				
Place recycling trailers at eight schools		X			
Continue monitoring at the Chattooga County Landfill		X			
Develop additional water sources		X			
Upgrade computer system in county administration offices to comply with Uniform Chart of Accounts	X				
Enhance E-911 communication	X				
Project Impact Hazard Mitigation connectivity with all public water systems in county				X	Water line from City of Summerville to Menlo was run but not connected due to difference in pressure of lines.
Funding to the Lyerly, Menlo, Summerville and Trion recreation departments	X				
Funding to the volunteer fire departments	X				
Replace interior lighting in courthouse	X				

Enhancement of recycling program		X			
Taylor's Ridge overlook and park		X			
Community oriented policing service at schools	X				
Animal control, joint effort with city	X				
Repair Courthouse dome	X				
NATURAL / HISTORIC RESOURCES					
Review and update local Flood Plain Ordinance			X		Temporarily postponed. Awaiting review of flood maps. Will be carried over into current STWP.
Adopt a river corridor protection ordinance			X		Temporarily postponed. As cities and county develop joint land board, a joint river corridor protection ordinance may be feasible.. Will be carried over into current STWP.
Monitor significant rural historic properties and contact the Georgia Trust for Historic Preservation about vacant properties suitable for the statewide revolving fund program		X			
Encourage utilization of best management practices developed by the Soil Conservation Service and the U.S. Forest Service		X			
OTHER CONSIDERATIONS					
Replace four county bridges	X				

Road resurfacing	X				
Construct US Highway 27 By-pass		X			
LAND USE					
Joint effort with cities for a comprehensive building inspection program				X	Lack of funding
Establish county planning commission				X	Lack of funding
Feasibility of a land development code (zoning), subdivision regulations, manufactured housing ordinance, clean/lien ordinance, & manufactured housing permitting enforcement		X			

City of Lyerly

Issues for the City of Lyerly

Population

1. More older people will live longer, forming a larger percentage of Lyerly's population.
2. Lyerly needs greater community participation in the Fire Department and in community projects.

Economic Development

1. Abandoned or rundown buildings should be rehabilitated.

Natural Resources

1. Maintenance of McLeod Park.
2. Environmental stewardship through use of conservation easements.
3. Chattooga River corridor protection.

Cultural Resources

Homes in Lyerly may be eligible for placement in the National Registry of Historic Places.

Land Use

There is a need for greater cooperation between town and county regarding land use.

Intergovernmental Cooperation

Work to create cooperative agreement with county for land use and building code enforcement as this agreement becomes feasible.

Areas Requiring Special Attention

The City of Lyerly evaluated existing land use patterns and trends to identify Areas Requiring Special Attention, including

- Wetlands
- Flood-prone areas
- Most Significant Groundwater recharge area

Figure 1.2 shows these areas of Lyerly.

Wetlands

These areas include small ponds the area around the Chattooga River as it flows through the town. Sensitive wetland areas provide habitat for wildlife and waterfowl. Development of these rural residential and agricultural areas is not an issue at present. If development becomes a concern, protection standards should be set.

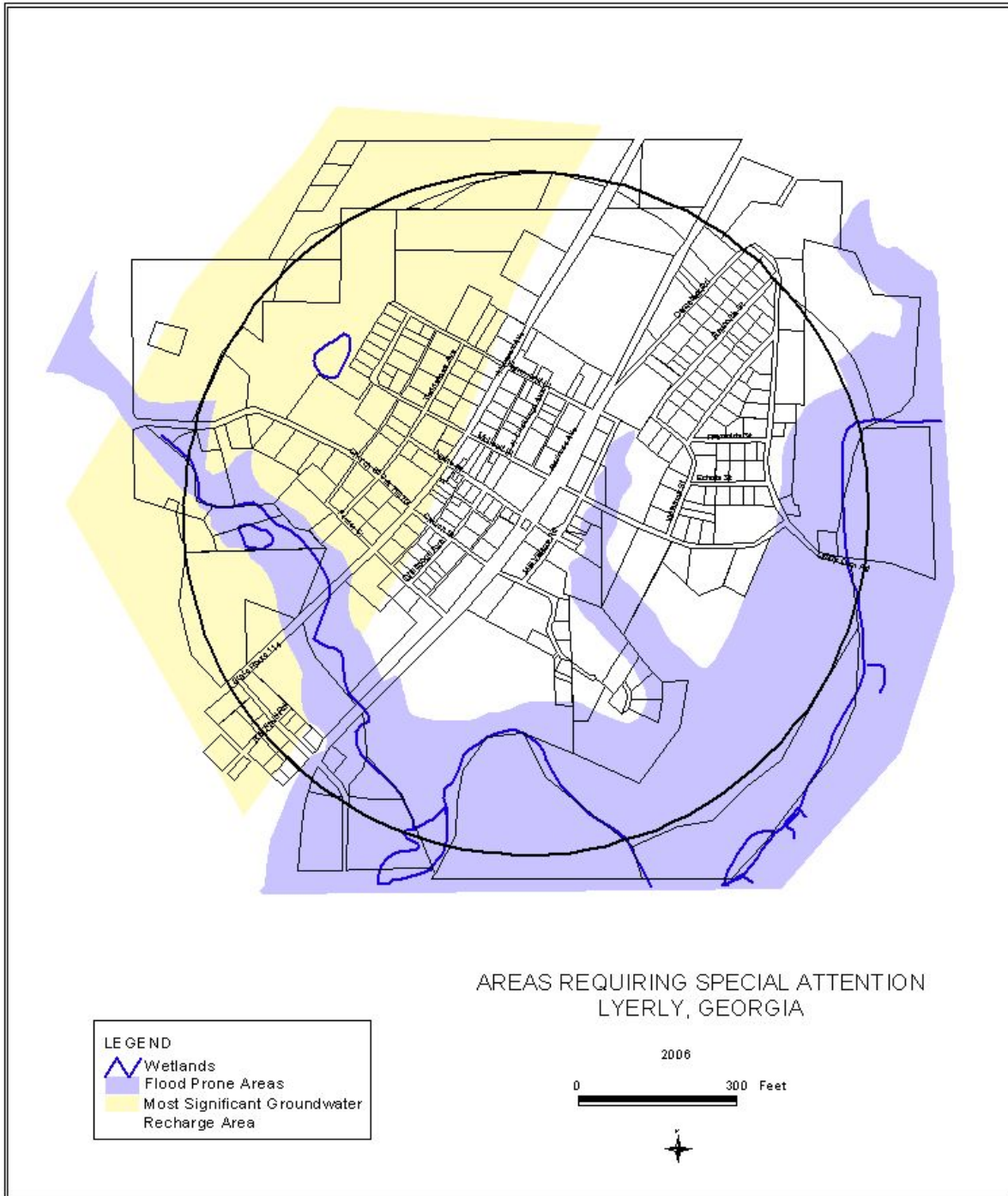
Flood-prone areas

The areas that are flood prone lie principally along the Chattooga River. Flood plain regulations restrict development in these areas. As with wetlands, this area contains mostly older homes and farmland, making development less of a concern at this time.

Most significant groundwater recharge area

Lyerly's most significant groundwater recharge area is located west of Hwy 114, including two small ponds and a portion of Mosteller Creek. This area is predominately residential and the majority is served by water and sewer. The city's water system relies upon wells, underscoring the importance of high quality groundwater.

Figure 1.2
Areas Requiring Special Attention



Future Development Narrative for the City of Lyerly

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

City of Lyerly's Character Areas:

Residential.

This residential area includes homes typically built after World War II, located farther away from the center of town, containing more open space, where sidewalks may not be built. In this area Quality Community Objectives will be preserved including traditional neighborhood development, Infill development, Sense of place, Heritage preservation, and housing choices. This area may need water and sewer infrastructure improvements as well as sidewalk improvements.

Government and school.

Lyerly's municipal buildings and school are described in this character area where educational opportunities and civic functions occur and where pedestrian access is encouraged. The area contributes to and will preserve Quality Community Objectives of traditional neighborhood development, sense of place, and heritage preservation.

Parks and Conservation Areas.

For Lyerly's parks and conservation character areas, including Angus McLeod Park, the focus is community recreation and enjoyment of nature. Pedestrian access and linkages to other destinations are encouraged and maintenance of park facilities for safety will be ongoing. This area will preserve the Quality Community Objectives of Lyerly's traditional neighborhoods, maintain its sense of place, contribute to open space preservation, and support educational opportunities.

Town center.


Lyerly's walkable, mixed-use town center area includes municipal buildings, homes, and commercial buildings as well as opportunity for infill development. Churches, a school, and grocery stores are close by for connectivity. Quality Community Objectives to preserve in this area include Traditional neighborhood development. A vibrant town center would encourage residents to buy in Lyerly instead of traveling to other nearby cities, adding value especially for the senior population.


Traditional neighborhood.


This residential area contains older homes, some of which may have historic value, with sidewalks and a distinct architectural style typical of pre-World War II homes. Traditional neighborhood development will be preserved in this area as well as heritage preservation to encourage a quality community. Implementation measures include ongoing sidewalk maintenance and civic beautification.


Major highway corridor.


This character area includes the residential and commercial land along Lyerly's major road, SR 114, which is a heavily traveled state highway. Lyerly has high traffic volume as well as periodic school traffic through its downtown and residential areas along this corridor. Development Strategies/Policies include a focus on appearance, access management, and signage. The intent is to meet Quality Community Objectives by preserving Lyerly's Traditional Neighborhoods and allowing Local Self-determination.


 <p>Hwy 114.</p>	Future Development Map Narrative	
	Jurisdiction: City of Lyerly	
	Character Area: Major Highway Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation.</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement.</p>	
Land Uses		<p>Beautification projects through Civic Club.</p>
<p>Residential Commercial</p>		
<p style="text-align: center;">Description</p> <p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways. As its major road is a heavily traveled state highway (SR 114), Lyerly has high traffic volume as well as periodic school traffic through its downtown and residential areas along this gateway corridor.</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Use traffic calming improvements, sidewalks, interconnections • Unacceptable uses: new billboards. 		

 <p>Angus McLeod Community Park.</p>	Future Development Map Narrative	
	Jurisdiction: Lyerly	
	Character Area: Park, Conservation Areas	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> 13. Educational opportunities 	<p>Infrastructure Improvements:</p> <p>Inspect quarterly for safety and maintain playground equipment, ball fields.</p> <p>Designate protected areas of wetlands, woodlands under land use board.</p> <p>Install water lines to town limits.</p>	
<p style="text-align: center;">Description</p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network.</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Using sidewalks, trails to link parks, greenspaces into a pleasant network of greenways, to connect schools, churches, recreation areas, city center, homes and downtown. 	Land Uses	
	<ul style="list-style-type: none"> • Parks • Conservation Greenspace Areas • Passive and Active Recreation <p>Replace existing water lines town-wide.</p>	

 <p>Lyerly Elementary.</p>	Future Development Map Narrative	
	Jurisdiction: Lyerly	
	Character Area: Government, Schools	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> 6. Heritage preservation 	<p>Infrastructure Improvements:</p> <p>Install water lines to town limits.</p> <p>Replace existing water lines town-wide.</p>	
Description	Land Uses	
<p>Municipal Buildings, Schools, Libraries, Cemeteries</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <p>Using sidewalks, trails to link parks, greenspaces into a pleasant network of greenways, to connect schools, churches, recreation areas, city center, homes and downtown.</p>	<p>Schools, Municipal Buildings</p>	

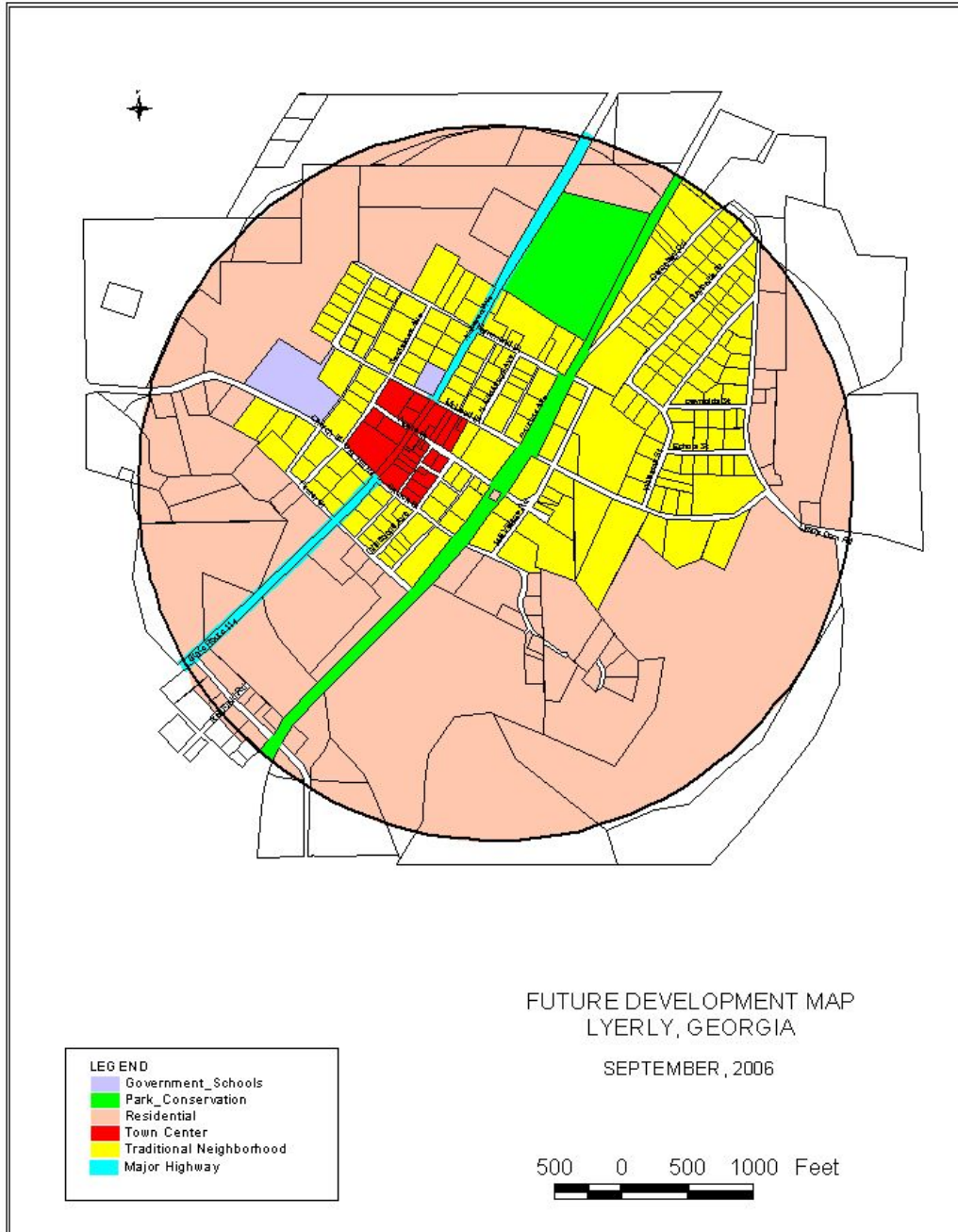
	Future Development Map Narrative	
	Jurisdiction: Lyerly	
	Character Area: Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation.</p> <p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement.</p> <p>Infrastructure Improvements:</p> <p>Install water lines to town limits.</p> <p>Replace existing water lines town-wide.</p> <p>Conduct door to door survey to determine needs, resources of local citizens, especially elderly.</p>	
Description	Land Uses	
<p>Hwy 114.</p> <p>Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII.</p> <p>Development Strategies/Policies: Joint land use board should consider the following:</p> <ul style="list-style-type: none"> • Housing maintenance standards • Retrofit new homes to meet traditional neighborhood development principles. • Use traffic calming improvements, sidewalks, interconnections • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 	<p>Residential, Commercial, Office</p> <p>Conservation of Greenspace in new and existing residential areas</p>	

 <p>McLeod St.</p>	Future Development Map Narrative	
	Jurisdiction: Lyerly	
	Character Area: Traditional Neighborhood	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation 	<p>New or revised local development regulations:</p> <p>Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation.</p>	
<p style="text-align: center;">Description</p> <p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of 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>Development Strategies/Policies:</p> <p>Joint land use board should consider:</p> <ul style="list-style-type: none"> • As feasible, add sidewalks • Reinforce stability by encouraging homeownership, maintenance/ upgrade of existing properties. • Neighborhood churches form neighborhood activity centers for community • Vacant properties in the neighborhood offer an opportunity for infill development • Housing maintenance standards • Historical preservation 	Land Uses	<p>Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement.</p>
	Commercial and Residential	<p>Infrastructure Improvements:</p> <p>Install water lines to town limits.</p> <p>Replace existing water lines town-wide.</p> <p>Conduct door to door survey to determine needs, resources of local citizens, especially elderly.</p> <p>Apply for Community Development Block Grant to rehabilitate housing and utilities in downtown.</p> <p>Conduct an inventory of historical resources.</p>

 <p>Lyerly Town Hall.</p>	Future Development Map Narrative	
	Jurisdiction: Lyerly	
	Character Area: Downtown/Town Center	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <p><input type="checkbox"/> 1. Traditional neighborhood</p>	<p>Infrastructure Improvements:</p> <p>Install water lines to town limits.</p> <p>Replace existing water lines town-wide.</p> <p>Apply for Community Development Block Grant to rehabilitate housing and utilities in downtown.</p>	
	Land Uses	<p>Conduct an inventory of historical resources.</p>
<p style="text-align: center;">Description</p> <p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space.</p> <p>Development Strategies/Policies:</p> <p>Maintain existing sidewalks, add new sidewalks as feasible.</p> <p>Rehabilitation of downtown area.</p>	<p>Commercial Residential Traditional Neighborhood</p>	

Future Development Map

City of Lyerly



Quality Community Objectives Assessment for the City of Lyerly

Traditional Neighborhoods

- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas, several errands can be made on foot, if so desired; some of our children can and do walk or bike to school safely as schools are located in or near neighborhoods.
- We do not have a zoning code or other development ordinances such as street tree ordinances.

Infill Development

- Our community does not have an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- Our community allows small lot development (5000 SF or less) for some uses.

Sense of Place

We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas. We have ordinances to regulate the aesthetics of development in our highly visible areas.

Transportation Alternatives

- We have public transportation in our community. (Note: Transit on Demand available in all areas)
- We require that newly built sidewalks connect to existing sidewalks wherever possible.
- We allow commercial and retail development to share parking areas wherever possible.
- We do not require that new development connects with existing development through a street network, not a single entry/exit. We do not have a good network of sidewalks to allow people to walk to a variety of destinations. We do not have sidewalk ordinance and do not require all new development to provide user-friendly sidewalks.

Regional Identity

- Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.
- Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).
- Our community participates in the Georgia Department of Economic Development's regional tourism partnership.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.
- Our community is not characteristic of the region in terms of architectural styles and heritage.

- Our community does not promote tourism opportunities based on the unique characteristics of our region.

Heritage Preservation

- We want new development to complement our historic development, and we have ordinances in place to ensure that happening.
- We do not have designated historic districts in our community or an active historic preservation commission.

Open Space Preservation

- We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.
- Our community does not have a greenspace plan and is not actively preserving greenspace. We do not have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.

Environmental Protection

- We have identified our defining natural resources and have taken steps to protect them.
- We are using stormwater best management practices for all new development.
- We do have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)
- Our community does not have a comprehensive natural resources inventory.
- Our community has not passed the necessary Part V Environmental Ordinances.
- Our community does not have a tree preservation ordinance or a tree-replanting ordinance.

Growth Preparedness

- We have a Capital Improvements Program that supports current and future growth.
- We have clearly understandable guidelines for new development.
- We do not have population projections for the next 20 years that we refer to when making infrastructure decisions.
- We do have a public awareness element in our comprehensive planning process.
- We have not reviewed our development regulations and/or zoning code recently, and do not believe that our ordinances will help us achieve our QCO goals. We have not designated areas of our community where we would like to see growth.
- We do not have a citizen-education campaign to allow all interested parties to learn about development processes in our community. We do not have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.

Appropriate Businesses

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

Employment Options

- Our economic development program has an entrepreneur support program. (Chamber/J.D.A.)
- Our community has jobs for skilled and unskilled labor, professional and managerial jobs.

Housing Choices

- Our community allows accessory units like garage apartments or mother-in-law units.
- People who work in our community can afford to live here, too.
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We allow multifamily housing to be developed in our community. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.
- We support community development corporations building housing for lower income households.
- We do not have vacant and developable land available for multifamily housing and do not have housing programs that focus on households with special needs. Our community does not have enough housing for each income level (low, moderate, and above-average incomes).

Educational Opportunities

- Our community has higher education opportunities, or is close to a community that does.
- Our community does not provide work-force training options for our citizens or provide citizens with skills for jobs that are available in our community.
- Our community does not have job opportunities for college graduates.

Local Self-determination

- We have a public-awareness element in our comprehensive planning process and have clearly understandable guidelines for new development.
- Our elected officials understand the land-development process in our community
- We do not have a citizen-education campaign to allow all interested parties to learn about development processes and do not have processes in place that

make it simple for the public to stay informed on land use and zoning decisions, and new development.

- We do not offer a development guidebook and have not reviewed our development regulations and/or zoning code recently. We do not have a budget for annual training for planning commission members and staff.

Regional Solutions

- We participate in regional economic development organizations and in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.
- We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.
- Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.

Regional Cooperation

- We plan jointly with our cities and county for Comprehensive Planning purposes.
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

For the City of Lyerly

2007-2011

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Population Change					
More older people will live longer, forming a larger percentage of Lyerly's population. Lyerly needs greater community participation by residents.	Conduct door-to-door survey to determine needs and resources of local citizens, especially elderly.	2008	City	\$5,000	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
Abandoned or rundown buildings should be rehabilitated.	Invite Better Hometown program representative to tour Lyerly to assess eligibility.	2007-2008	City	0	City
Abandoned or rundown buildings should be rehabilitated.	Apply for Community Development Block Grant to rehabilitate housing and utilities in downtown.	2008-2011	City, CVRDC	\$2,000	City, CVRDC

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Natural Resources					
Maintenance of McLeod Park	Inspect quarterly for safety and maintain playground equipment, ball fields.	2007-2010	City	\$1,000/year	City
Environmental stewardship through use of conservation easements.	Work with USDA Natural Resources Conservation Service to provide education to residents who may be eligible for conservation easements.	2007-2012	City, USDA NRCS	0	City, USDA NRCS
Chattooga River corridor protection.	Adopt a River Corridor Protection Ordinance.	2008	City	0	City
	Designate protected areas of wetlands, woodlands under land use board.	2007-2012	City, State	0	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Cultural Resources					
Homes in Lyerly may be eligible for placement in the National Registry of Historic Places.	Conduct an inventory of historical resources.	2007-2011	Coosa Valley Regional Development Center, DNR, County and Cities	\$50,000	Local and State

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Facilities and Services					
Aging water system needs repairs.	Install water lines to town limits.	2009-2012	City	20,000 /year	City
	Replace existing water lines town-wide.	2009-2012	City	1,000,000	SPLOST
For care and security of maintenance equipment, provide construction and renovation of maintenance Facility.	Continue to Construct maintenance facility; Specifically, install roof over facility.	2008	City	100,000	City
For better and more effective communication and records keeping, ensure that Lyerly's computer systems remain up to date.	Continue to upgrade town's computer system.	2007-2012	City	5,000 /year	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Land Use					
There is a need for greater cooperation between town and county regarding land use.	Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation.	2007-2008	County/ municipality	\$10,000	County, cities
Consider county building code.	Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, & manufactured housing permitting enforcement.	2007-2008	County, municipalities	\$50,000	County, municipalities

Report of Accomplishments from
City of Lyerly's
Previous Five Year Short Term Work Program (1999-2003)

City of Lyerly	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES					
Install water lines		X			
Construct city-wide sewer system	X				
Upgrade existing water system			X		Temporarily postponed due to insufficient funds. Repairs will be made as needed. This project will be carried over into the 2006 STWP.
Purchase new fire truck	X				
Replace aging maintenance equipment	X				
Construct maintenance facility		X			
Upgrade city's computer system		X			
Recreation improvements at Angus McLeod Park to include ball fields, picnic area, walking trail and playground	X				

<i>ECONOMIC DEVELOPMENT</i>					
Downtown Beautification	X				
<i>GENERAL PLANNING</i>					
Adopt a River Corridor Protection Ordinance			x		Temporarily postponed. As cities and county develop joint land board, a joint river corridor protection ordinance may be feasible.
<i>LAND USE</i>					
Joint effort with county for comprehensive building inspection program			X		County and municipalities are studying a comprehensive building inspection program and a joint program may become feasible in the future.
Feasibility of Zoning Ordinance	X				

City of Menlo

Issues for City of Menlo

Population

1. Rapid population growth is expected in the next twenty years.
2. The ethnic diversity of the community will increase and these changes will require adapting schools and public services to a wider array of language and cultural patterns.

Economic Development

1. Our community's dependence on a small number of industries/business types results in high vulnerability to downturns in the dominant industry type.
2. Our community does not have an active business recruitment and retention program.
3. We do not have a community vision for economic development activities in the form of an economic development strategic plan; or the plan was not developed with meaningful stakeholder input.
4. Community efforts at recruiting targeted industries are unsuccessful.

Economic Development & Land Use Interaction

1. There is a lack of physical convenience and accessibility of jobs to workforce.
2. There is an imbalance between location of available housing and major employment centers.

Workforce

Not enough jobs or economic opportunity to retain local residents

Natural and Cultural Resources

1. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
2. The community has abandoned or contaminated properties.
3. The protection of community resources is inadequate.
4. No regulations govern unwanted/environmentally hazardous uses.

Facilities and Services

Our community has no defined areas of service and areas of no service

Housing

1. Community lacks adequate housing ordinances and regulations. Nuisance, maintenance, restriction of rental units in ordinances, regulations are not enforced.
2. The community does not regulate to better protect stable residential areas.
3. Code enforcement is not adequate to prevent substandard housing and maintenance.

Areas Requiring Special Attention

The City of Menlo evaluated existing land use patterns and trends to identify Areas Requiring Special Attention, including

- Wetlands
- Flood-prone areas
- Most significant groundwater recharge area
- Slopes 25% or greater

Figure 1.3 shows these areas of Menlo.

Wetlands

These areas include a spring and wetlands in residential areas on the outskirts of the city. Although development is currently not rapid, if development becomes a concern, protection standards should be set.

Flood-prone areas

The areas that are flood prone lie along branches of Alpine Creek in the center and along the outskirts of the city through primarily residential areas. Flood plain regulations restrict development in these areas. As with wetlands, this area contains mostly older homes and farmland, making development less of a concern at this time.

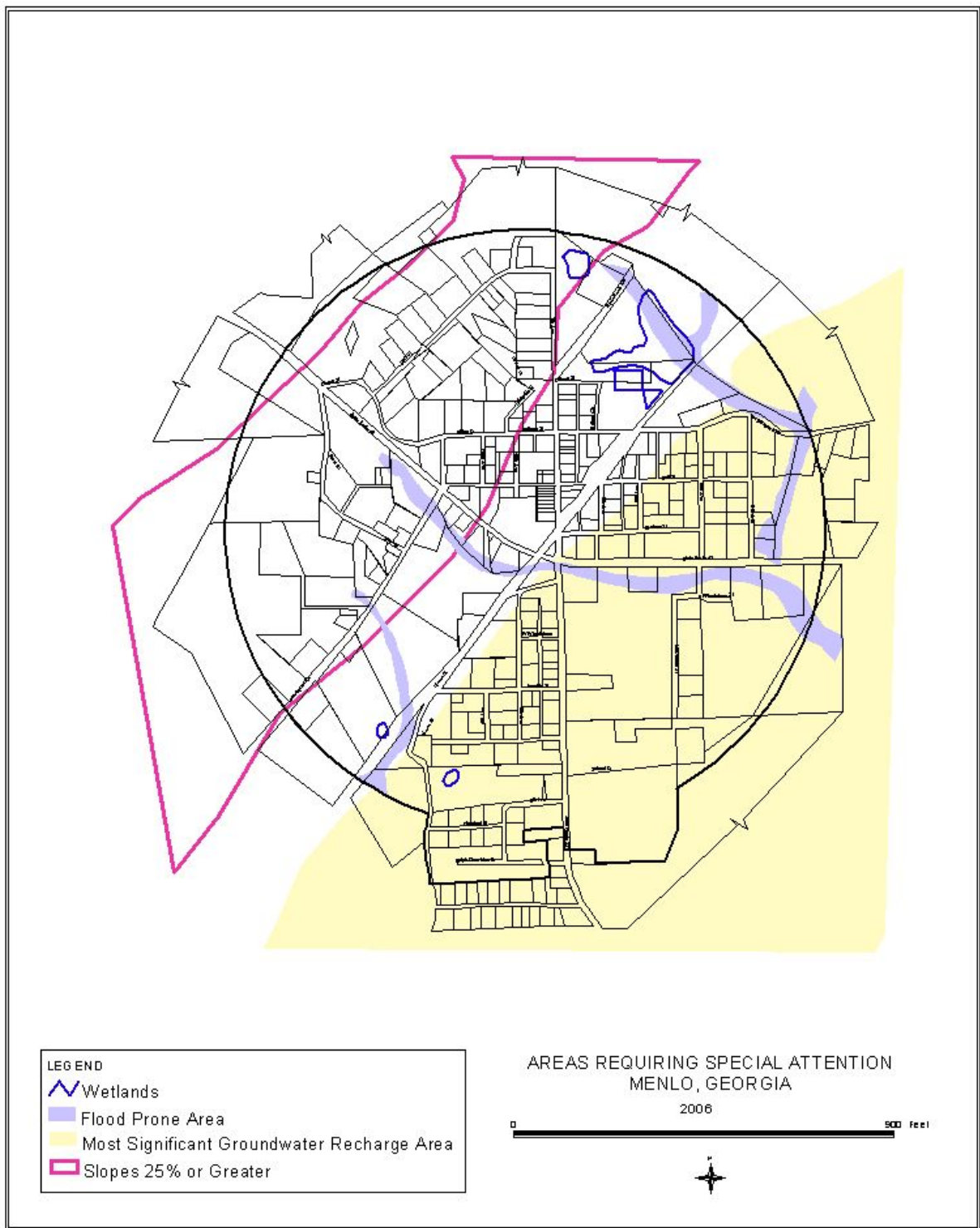
Most significant groundwater recharge area

The most significant groundwater recharge area is located east of Morse Street in a primarily residential area. This area is served by city water and sewer.

Steep slopes

The western area of the city is located on Shinbone Ridge and has steep slopes of 25% or greater incline. This area is residential and further development is not anticipated.

Figure 1.3
Areas Requiring Special Attention



Future Development Narrative for the City of Menlo

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area, a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

Menlo's Character Areas

Residential.

Menlo's residential areas are spread out along the major road corridors in town. Sidewalks would increase the accessibility to stores in town. Housing is built one by one outside the city limits, such as in Cloudland. The city does not benefit from receiving taxes from that housing. Quality Community Objectives to be encouraged may be to encourage infill development and expand housing choices within the city limits.

Traditional neighborhood

The areas of Menlo most resembling traditional neighborhood design would include areas of public housing where development has curbs and gutters and is located somewhat in a grid pattern. 64 apartments previously owned by Housing and Urban Development (HUD), now owned and managed by Menlo Housing Authority, and 20 units which are still public housing. Residents can individually get rental subsidy DCA vouchers as public assistance. The Housing Authority is in need of funds for renovation and repair. Quality Community Objectives encouraged would include: traditional neighborhood development, infill development, housing choices, open space preservation, and sense of place.

Downtown/Town Center

Menlo's downtown has historically played an important role in the civic pride of the community. At present time it is in need of a facelift. Doing so would meet Quality Community Objectives such as: infill development, sense of place, regional identity, heritage preservation, growth preparedness, appropriate businesses, and employment options, and local self-determination.

Industrial

J.P. Smith Lumber Company has expanded in recent years. Best Manufacturing is a major driver in Menlo's economy, although the warehouse facility is located outside of the city limits and reportedly in need of general rehabilitation. These character areas would fulfill the Quality Community Objectives of: infill development, appropriate businesses, employment options, housing choices, educational opportunities, local self-determination, and regional cooperation.

Government, Schools


In this character area, the Quality Community Objectives of: sense of place, housing choices, educational opportunities, local self-determination and regional cooperation may be pursued. These areas may provide access for alternative transportation and links to open space. The community would like to encourage arts and recreation opportunities in new school building designs and programs, and for the community in general.


Greenspace, Parks


As protected open space, greenspace and parks can provide a sense of place, open space preservation, heritage preservation, alternative transportation modes as pedestrian and bicycle connections are enhanced, environmental protection. In particular Menlo would like to link Lawrence Center with its' parks and provide descriptive signage.


Major Highway Corridor


Highway 48 is the major highway extending through Menlo. There are plans to widen the highway, already it has absorbed some of the overflow traffic from US Hwy 27 as that highway is being widened. Menlo is concerned about the possible impact on the town by the widening. They would also like to see the Highway 48 corridor made more pedestrian friendly by extending the sidewalk network to the city limits. The corridor has been the location of Veteran's markers, a project of Menlo School's 8th grade class in collaboration with Menlo Housing Authority. The corridor meets the Quality Community Objectives of: transportation alternatives, heritage preservation, open space preservation, growth preparedness, appropriate businesses, employment options, local self-determination, and regional cooperation.


 <p>4-way stop at intersection Hwys 48, 337.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Major Highway Corridor	
	Quality Community Objectives	Implementation Measures
<p>Description</p> <p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Maintain a natural vegetation buffer . • All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads • Manage access to keep traffic flowing; using directory signs. • Unacceptable uses: new billboards. • Make Highway 48 corridor pedestrian friendly along length by extending sidewalks to city limits • Littering controls. 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4. Transportation alternatives <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options : <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>Infrastructure Improvements:</p> <p>Investigate possibility of connecting with City of Summerville water line on Hwy 48 to west side of Peach Orchard Rd.</p> <p>Investigate possibility of connecting with Chattooga County Water District on Hwy 337.</p>
Land Uses		
Residential Commercial Agricultural Recreation		


 <p>Tillotson Sports Complex.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Greenspace, Parks	
	Quality Community Objectives	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection 	<p>More detailed sub-area planning:</p> <p>Add walking track, soccer fields to Tillotson Park.</p>	
Land Uses		
<p>Description</p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities. 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>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas. <p>Link Lawrence Center into parks and provide descriptive signage.</p>	<p>Greenspace preservation</p>	

 <p>Menlo City Hall.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Government, Schools	
	Quality Community Objectives	Implementation Measures
<p>Description</p> <p>Municipal Buildings, Schools, Cemetery</p> <p>Population and residential growth will lead to increased revenues that will allow school building expansion and construction.</p> <p>Suggested Development Strategies: Encourage arts and recreation in new school building designs and programs, and for community in general</p> <p>Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Design, Maintenance Guidelines • Access for Bike, Pedestrian, Transit • Link to Open Spaces Where Possible 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 12. Housing choices <input type="checkbox"/> 13. Educational opportunities <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>Private donations can be sought to fund and support arts, recreation, sports in connection with school</p>
Land Uses		
Offices, Municipal Buildings, Schools		

 <p>Best Mfct. Hwy 48.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Industrial	
	Quality Community Objectives (Check those that fit)	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options : <input type="checkbox"/> 12. Housing choices <input type="checkbox"/> 13. Educational opportunities <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations:</p> <p>Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement.</p>
Description	Land Uses	
<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>Suggested Development Strategies: Joint land use planning board should consider:</p> <p>Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p> <p>Encourage general rehabilitation of Best Manufacturing, Inc.</p>	Industrial	

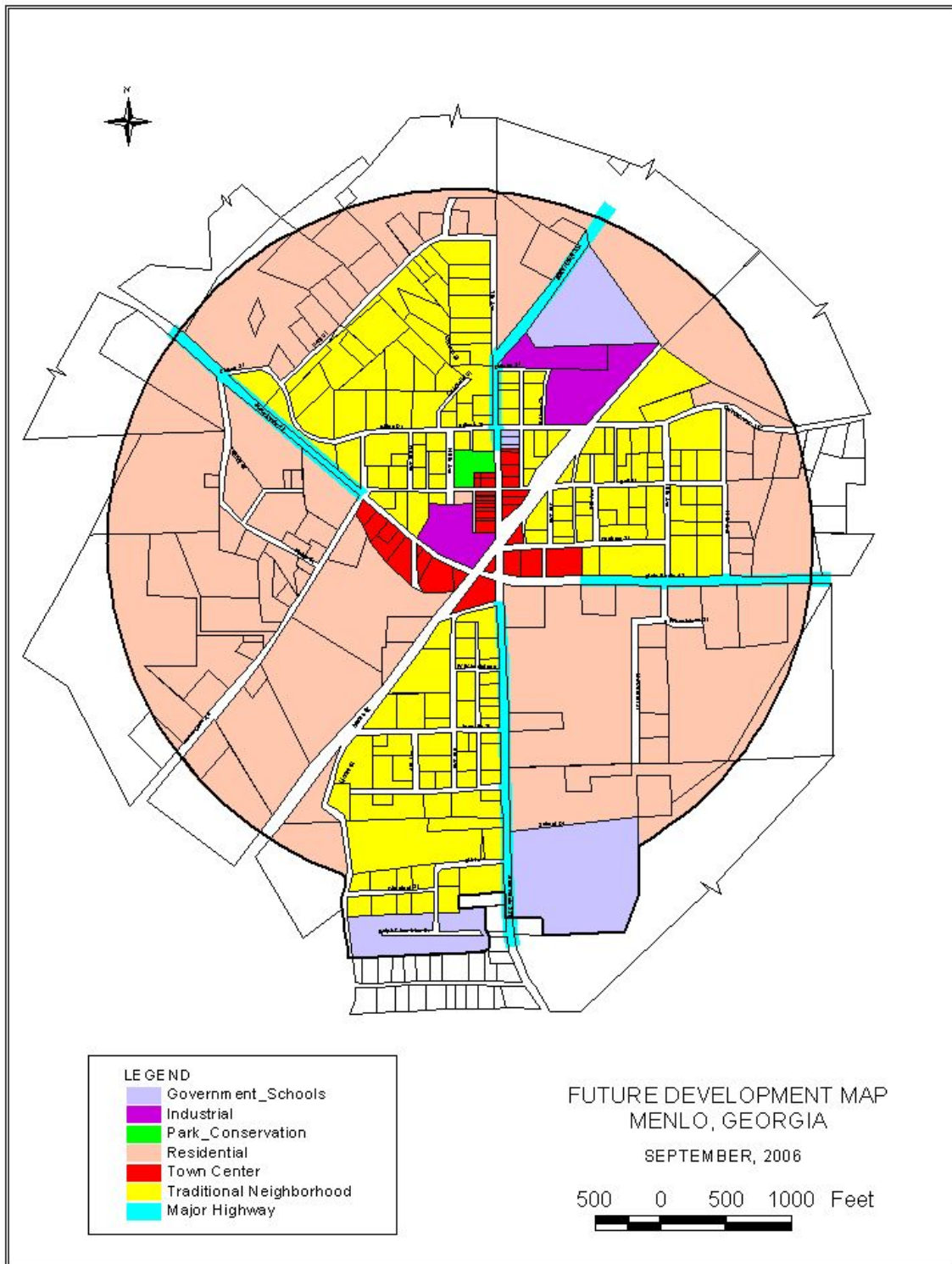
 <p>Hwy 337 across from School.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 12. Housing choices 	<p>New or revised local development regulations:</p> <p>Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement.</p> <p>Infrastructure Improvements:</p> <p>Investigate the possibility of annexation of Hwy 48 from Menlo to Peach Orchard Rd, upgrading water lines, and connecting with City of Summerville water line on Hwy 48 to west side of Peach Orchard Rd.</p> <p>Investigate possibility of connecting with Chattooga County Water District on Hwy 337.</p>	
Land Uses		
<p>Description</p> <p>Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII.</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 	Residential	

 <p>Downtown Menlo.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Traditional Neighborhood	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Description</p> <p>A neighborhood having relatively well-maintained housing, a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may cause decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties. • Neighborhood churches form neighborhood activity centers for community • Vacant properties offer opportunity for infill development especially bed and breakfasts • Pedestrian and bicycle connections • Residential rehabilitation of declining homes 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 12. Housing choices <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination <input type="checkbox"/> 15. Regional cooperation 	<p>New or revised local development regulations:</p> <p>Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement.</p> <p>Public Investments: Invite Better Hometown program representative to tour Menlo to assess eligibility. Updating and rehabilitating Morse Street and the old railroad area would be a priority. Seek private donations to fund and support arts, recreation, sports in connection with school.</p>
<p style="text-align: center;">Land Uses</p> <p>Traditional residential Possibly high-density mixed use</p>		

 <p>Downtown Menlo.</p>	Future Development Map Narrative	
	Jurisdiction: Menlo	
	Character Area: Downtown/Town Center	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <input type="checkbox"/> 8. Environmental protection <p>Social, Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options 	<p>New or revised local development regulations:</p> <p>Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement.</p> <p>Public Investments: Invite Better Hometown program representative to tour Menlo to assess eligibility. Updating and rehabilitating Morse Street and the old railroad area would be a priority.</p> <p>Seek private donations to fund and support arts, recreation, sports in connection with school.</p>	
Description	Land Uses	
<p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space.</p> <p>Suggested Development Strategies:</p> <ul style="list-style-type: none"> • Update and rehabilitate Morse Street and the old railroad area. <p>Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Relatively high-density mix of retail, office, services, employment • Include sidewalks connecting to parks, trails, schools, health centers, etc. • Increasing diversity of downtown including more businesses • Modernization of facilities and services 	Commercial Mixed Use	

Future Development Map

City of Menlo



Quality Community Objectives Local Assessment Identified by Menlo

Traditional Neighborhoods

- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its sidewalks and vegetation well for ease of walking. In some areas, several errands can be made on foot, if so desired.
- Some of our children can and do walk or bike to school safely as the schools are located in or near neighborhoods in our community.
- If we have a zoning code, it does not separate commercial, residential and retail uses in every district. We do not have a street tree ordinance or an organized tree-planting campaign.

Infill Development

- Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- Our community allows small lot development (5000 SF or less) for some uses.

Sense of Place

- We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.
- If someone dropped from the sky into our community, he or she would not know immediately where he was, based on our distinct characteristics.
- We do not have ordinances to regulate the aesthetics of development or the size and type of signage. We do not offer a development guidebook that illustrates the type of new development we want.

Transportation Alternatives

- We have public transportation in our community. (Note: Transit on Demand available in all areas).
- We have a good network of sidewalks to allow people to walk to a variety of destinations. We have a plan for bicycle routes through our community. (Note: Regional Bicycle Plan in place). We allow commercial and retail development to share parking areas wherever possible.
- We do not require that new development connects with existing development through a street network, not a single entry/exit. We do not have a sidewalk ordinance and do not require that newly built sidewalks connect to existing sidewalks wherever possible.

Regional Identity

- Our community is characteristic of the region in terms of architectural styles and heritage. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.
- Our community is not connected to the surrounding region for economic livelihood through businesses that process local agricultural products. We do not encourage businesses with regional heritage.
- We do not participate in the Georgia Department of Economic Development's regional tourism partnership and do not promote tourism opportunities based on the unique characteristics of our region.

Heritage Preservation

- We do not have designated historic districts or an active historic preservation commission.
- We have not considered the need for new development to complement our historic development.

Open Space Preservation

- Our community has a greenspace plan.
- However, our community is not actively preserving greenspace.
- We do not have a local land conservation program or work with state or national land conservation programs. We do not have a conservation subdivision ordinance for residential development.

Environmental Protection

- We have identified our defining natural resources and have taken steps to protect them.
- Our community has passed the necessary Part V Environmental Ordinances, and we enforce them. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)
- Our community does not have a comprehensive natural resources inventory.
- Our community does not have a tree preservation or a tree-replanting ordinance for new development. We are not using stormwater best management practices for all new development.

Growth Preparedness

- We do not have a Capital Improvements Program that supports current and future growth.
- We have not designated areas of our community where we would like to see growth.
- We do not have population projections for the next 20 years that we refer to when making infrastructure decisions.

Appropriate Businesses

- Our economic development organization (Chattooga County Chamber of Commerce/ Joint Development Authority) has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.
- We recruit businesses that provide or create sustainable products and we have a diverse jobs base, so that one employer leaving would not cripple us.
- Our ED organization has not considered the types of businesses already in our community, and does not have a plan to recruit business/industry that will be compatible.

Employment Options

- Our community has professional and managerial jobs and jobs for skilled and unskilled labor. However,
- Our economic development program does not have an entrepreneur support program.

Housing Choices

- Our community allows accessory units like garage apartments or mother-in-law units.
- People who work in our community can afford to live here, too.
- Our community has enough housing for each income level (low, moderate, and above-average incomes)

- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We have vacant and developable land available for multifamily housing.
- We allow multifamily housing to be developed in our community.
- We support community development corporations building housing for lower income households.
- We have housing programs that focus on households with special needs.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Educational Opportunities

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

Local Self-determination

- We have a public-awareness element in our comprehensive planning process.
- However, we do not have a citizen-education campaign to allow all interested parties to learn about development processes in our community and we do not have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We do not have clearly understandable guidelines for new development or a development guidebook.
- We have not reviewed our development regulations and/or zoning code recently.
- We do not have a budget for annual training for planning commission members and staff.
- Our elected officials do not understand the land-development process in our community.

Regional Cooperation

- We plan jointly with our cities and county for Comprehensive Planning purposes.
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

For the City of Menlo

2007-2011

SUMMARY OF SHORT-TERM WORK PROGRAM

	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
Our community's dependence on a single industry results in high vulnerability. Explore opportunity for new growth (residential, commercial, etc.)	Investigate the possibility of annexation of Hwy 48 from Menlo to Peach Orchard Rd.	2007-2012	City	0	N/A
Opportunity for new growth	Investigate possibility of upgrading 2" water line to 6" water line and extending to those new city limits at Peach Orchard Rd.	2007-2012	City	\$125,000	City, GEFA
	Investigate possibility of connecting with City of Summerville water line on Hwy 48 to west side of Peach Orchard Rd.	2007-2012	City	\$50,000	City, GEFA
	Investigate possibility of connecting with Chattooga County Water District on Hwy 337	2007-2012	City	\$50,000	City, County, GEFA

Cultural Resources					
Community resource conditions are endangered or declining. Downtown could use facelift to help renew Town Pride	Invite Better Hometown program representative to tour Menlo to assess eligibility. Updating and rehabilitating Morse Street and the old railroad area would be a priority.	2007-2008	City	0	City, DCA
	Seek private donations to fund and support arts, recreation, sports in connection with school.	2007-2011	City, Menlo City Schools	\$500	City, Menlo City Schools

Facilities and Services and Emergency Mgmt					
New maintenance building	Continue to look for location for new maintenance building	2007-2008	City	\$15,000	City
New equipment	Purchase chipper/shredder and truck for debris removal, especially storm cleanup	2007-2008	City	\$30,000 truck and shredder	City, EMA grant
Increase water capacity	Upgrade water lines and fire hydrants outside city limits	2007-2010	City	\$60,000/yr.	SPLOST
Provide additional recreation opportunities for community.	Add walking track, soccer fields to Tillotson Park.	2007-2008	Menlo Recreation Department	\$10,000/year (Will vary according to grants, donations received)	Tillotson Foundation, Private donations

Housing/Land Use					
There is not qualified staff to conduct development reviews in our community.	Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement	2007-2012	City, County	\$10,000	City, County

Report of Accomplishments from
City of Menlo's
Previous Five Year Short Term Work Program (1999-2003)

CITY OF MENLO	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES					
Purchase new fire truck	X				
Enlarge fire department	X				
Upgrade downtown park	X				
New maintenance building			X		Lack of good location
Upgrade spring house	X				
Upgrade computer system	X				
Replace backhoe	X				
Replace pickup truck	X				
Upgrade water lines and fire hydrants	X				
Animal control, joint effort with county	X				
LAND USE					
Joint effort with county for comprehensive building inspection program			X		Need to discuss logistics
Feasibility of city zoning ordinance			X		Remains under discussion

City of Summerville

Issues for City of Summerville

Economic Development

1. Our community's dependency on a small number of industries/business types results in high vulnerability to downturns in the dominate industry type.
2. Identify and acquire property for re-development, i.e. add to existing industrial park.

Natural Resources

1. Location of many natural springs

Cultural Resources

1. Identify resources: The historic Summerville Depot/ Covey House/ Railroad Turntable/ Courthouse/ Historic Area/ Downtown Area/ Civil War Trail.
2. Local Festivals: Sum Nelly/ Chili Cookoff/ Rattling Gourd Art Festival/ Local Train Rides as final stop for steam engines for Tennessee Valley Railroad excursions during the fall.

Facilities and Services

1. Supply water to currently non-serviced areas.
2. Maintain and upgrade waste water treatment plant/ system.
3. Upgrade storm sewer system.
4. Police and public facilities equipment upgrades.

Transportation

1. Maintain sidewalk areas in downtown.
2. Resurface City roads.

Other Issues

1. Recreation and Park improvements.
2. Maintenance equipment.
3. Athletic equipment.

Areas Requiring Special Attention

The City of Summerville evaluated existing land use patterns and trends to identify Areas Requiring Special Attention, including

- Wetlands
- Protected River Corridor
- Flood-prone areas
- Groundwater recharge area

Figure 1.4 shows these areas of Summerville.

Wetlands

These areas include freshwater wetlands including Willow Spring, other springs, swamps, bogs, ponds, streams, and especially the area around the Chattooga River as it flows through the city. Sensitive wetland areas provide habitat for wildlife and waterfowl. If development becomes a concern, protection standards should be set.

Protected River Corridor

The Chattooga River enters the southern part of Summerville at two places. The river is a protected river, meaning any perennial river or watercourse with an average annual flow of at least 400 cubic feet/second as determined by the US Geological Survey. The City has a minimal impact on the river as the areas of the city along the river include parks and recreation areas.

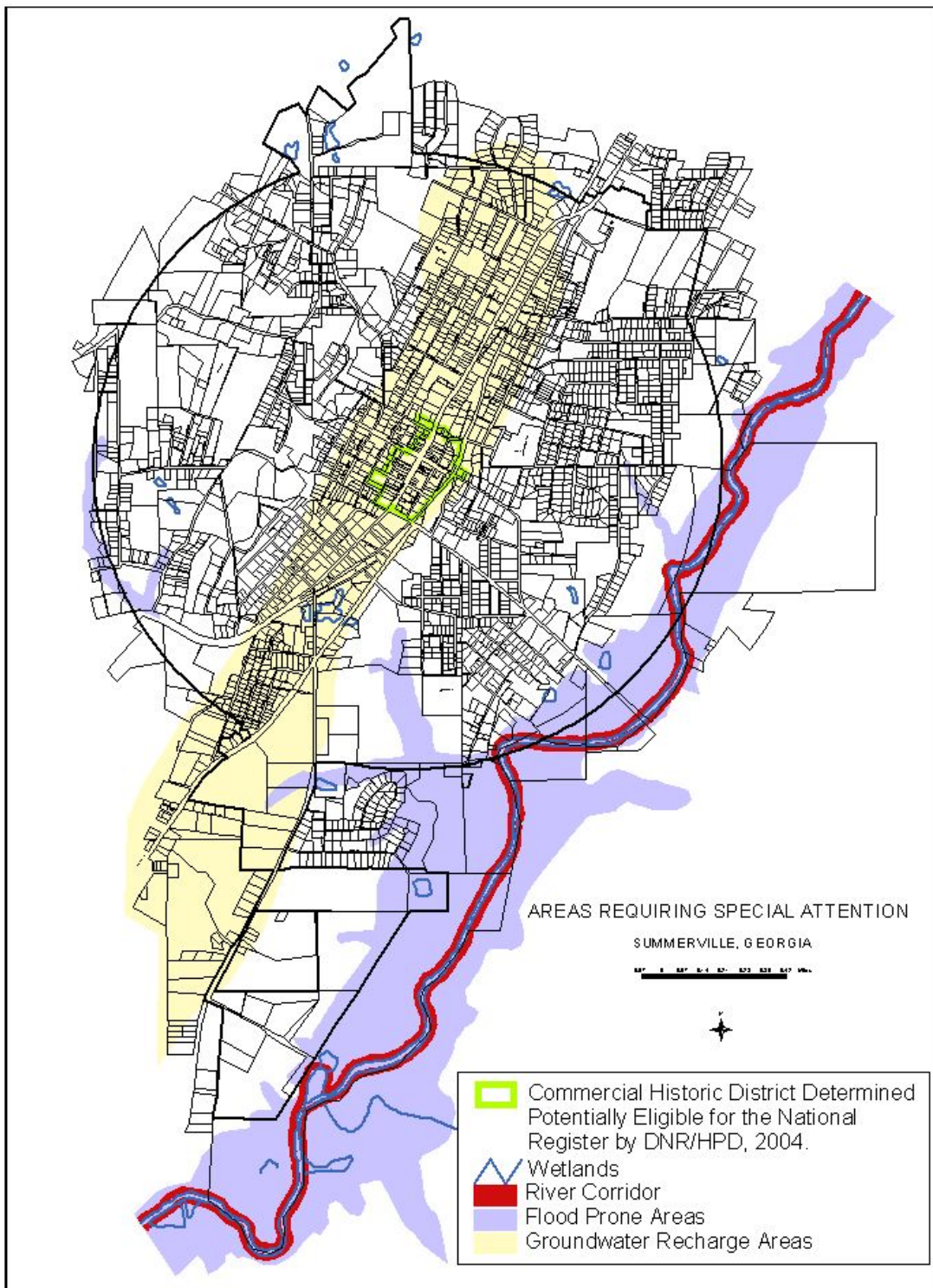
Flood-prone areas

The areas that are flood prone lie principally along the Chattooga River. Flood plain regulations restrict development in these areas which are principally recreation and park areas.

Groundwater recharge areas

Summerville's groundwater recharge area is located in the area surrounding Willow Spring. This area along Hwy 27 is both residential and commercial and is served by water and sewer. Stormwater runoff may be a concern. The City is working to upgrade the storm sewer.

Figure 1.4
Areas Requiring Special Attention



Future Development Narrative for the City of Summerville

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

Summerville's Character Areas

Commercial.

Commercial areas in Summerville contain a variety of employers including small businesses, family-owned restaurants, local pharmacies, large retail and restaurant chains. Infill and retrofitting may be options for businesses especially along the gateway corridor. Quality Community Objectives met in this area include infill development, growth preparedness, and appropriate businesses.

Government and School.

Summerville's municipal buildings, schools, and library are located throughout the city, providing easy access by car or in most cases on foot. Some buildings such as the Chattooga County Courthouse have historic significance as well. Quality Community Objectives met in this area include infill development, sense of place, heritage preservation, educational opportunities, and local self-determination.

Greenspace and parks.

Summerville has several greenspace and park areas throughout the city. Most are connected to each other through sidewalks and located near neighborhoods. The efforts made to preserve greenspace in downtown areas and provide sidewalks for safe walking preserve the Quality Community Objective of Open space preservation. The local government has a set of codes determining the amount of greenspace to maintain.

Industrial.

Summerville's industrial areas include an industrial park where future expansion would be preferred for a mix of small and large industry. The industrial areas meet the Quality Community Objectives of appropriate businesses and employment options.

Cemetery.

The Summerville Cemetery is a historic landmark and contributes to the history of the City and the region. By maintaining this historic record, the Cemetery Association will be able to contribute to the Quality Community Objectives of Sense of Place and Heritage preservation.

Residential.

Summerville's residential areas typically were built after World War II and are located away from the center of the city. Historic older homes might also be located in these areas. Sidewalks may not run to these areas. Quality Community Objectives to be

encouraged in this area include Infill development, Sense of place, Open space preservation, and Housing choices.

Traditional neighborhood.


In these areas, most homes are older and may have historic value. Neighborhoods typically are connected with sidewalks and may be within walking distance of stores, municipal buildings and schools. Quality Community Objectives the City would encourage include traditional neighborhood development, infill development, sense of place, transportation alternatives, heritage preservation, and housing choices.


Gateway corridor.


Summerville's gateway corridor is formed of historic homes, municipal buildings, small restaurants and businesses running along US 27 and SR 114, heavily state and federal highways, along with Commerce Street, an alternative main road. The focus is on both preserving the community and marketing the economic development potential of this area. Quality Community Objectives will include traditional neighborhood development and heritage preservation.


Historic district.


Summerville's historic district was created to highlight the significance of homes, businesses, and municipal buildings in the center of the city. It meets many quality community objectives, including traditional neighborhood development, sense of place, regional identity, heritage preservation, growth preparedness, and local self-determination, as well as contributing to the appeal of the city for economic development.

	Future Development Map Narrative	
	Jurisdiction: City of Summerville	
Approaching Summerville on Hwy 27.	Character Area: Gateway Corridor	
Description	Quality Community Objectives (Check those that fit)	Implementation Measures
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/Policies: <ul style="list-style-type: none"> • Focus on appearance with appropriate signage, landscaping and other beautification measures. 	Development Patterns <input type="checkbox"/> 1. Traditional neighborhood Resource Conservation <input type="checkbox"/> 6. Heritage preservation	Infrastructure Improvements: Replace uneven/cracked sidewalks inside City limits Road resurfacing Continue to promote yearly arts and crafts, heritage, and cultural festivals, adding features to promote heritage tourism
	Land Uses	
	For Corridor in South: 1. Historic Homes 2. Traditional Neighborhood	
	For Corridor in North: 3. Small Business and Commercial	

 <p>Dowdy Park, Hwy 27.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Greenspace, Parks	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Resource Conservation</p> <p><input type="checkbox"/> 7. Open space preservation:</p>	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p> <p>Continue restoration of Historic Summerville Depot</p>	
	Land Uses	
<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. 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>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Sidewalks to link 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. • Enforce codes determining the amount of greenspace to maintain. 	<p>Passive or active recreation</p> <ul style="list-style-type: none"> • Playgrounds • Ball Fields • Walking Track • Willow Springs • Dowdy Park 	<p>Continue to promote yearly arts and crafts, heritage, and cultural festivals, adding features to promote heritage tourism</p> <p>Replace and upgrade park facilities</p>

 <p>North Summerville along Hwy 27.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Commercial	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <input type="checkbox"/> 10. Appropriate businesses 	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p>	
Description	Land Uses	
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, offices.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Retro-fit unattractive or vacant bldgs by: • Creating a shopping “square” around a smaller internal parking lot. • Upgrading appearance of existing older commercial buildings • Reconfiguring parking lot and circulation routes for automobiles. • Providing pedestrian and bicycling amenities • Adding landscaping, trees in parking lots for shade, runoff control. • Pervious paving, buffers, mixed use 	<p>Commercial, Office, Light industry</p>	


 <p>Jackson's Pharmacy.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Historic District	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Description</p> <p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest.</p> <p>Development Strategies/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.</p> <ul style="list-style-type: none"> • 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 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9. Growth Preparedness <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination 	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p> <p>Continue restoration of Historic Summerville Depot</p> <p>Promote yearly festivals to include heritage tourism</p>
	Land Uses	
	Commercial, Residential, Mixed use, Office	


 <p>Chattooga County Courthouse.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Government, Schools	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 13. Educational opportunities <p>Governmental Relations</p> <ul style="list-style-type: none"> <input type="checkbox"/> 14. Local self-determination 	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p>	
Description	Land Uses	
<p>Municipal Buildings, Schools, Libraries, Cemeteries</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Design, Maintenance Guidelines • Access for Bike, Pedestrian, Transit <p>Link to Open Spaces Where Possible</p>	<p>Office, Schools, Municipal buildings</p>	




Cemetery on Highland Ave.

Future Development Narrative	
Jurisdiction: Summerville	
Character Area: Cemetery	
Quality Community Objectives	Implementation Measures
Development Patterns 3. Sense of place Resource Conservation 6. Heritage preservation	Infrastructure Improvements: Replace uneven/cracked sidewalks inside City limits Road resurfacing
Description	Land Use
<p>The Summerville Cemetery is a historic landmark and tells the story of the City and its people, as well as of the region.</p> <p>Development Strategies and Policies: The Cemetery Association will maintain the cemetery as a record of Summerville's history.</p>	Cemetery

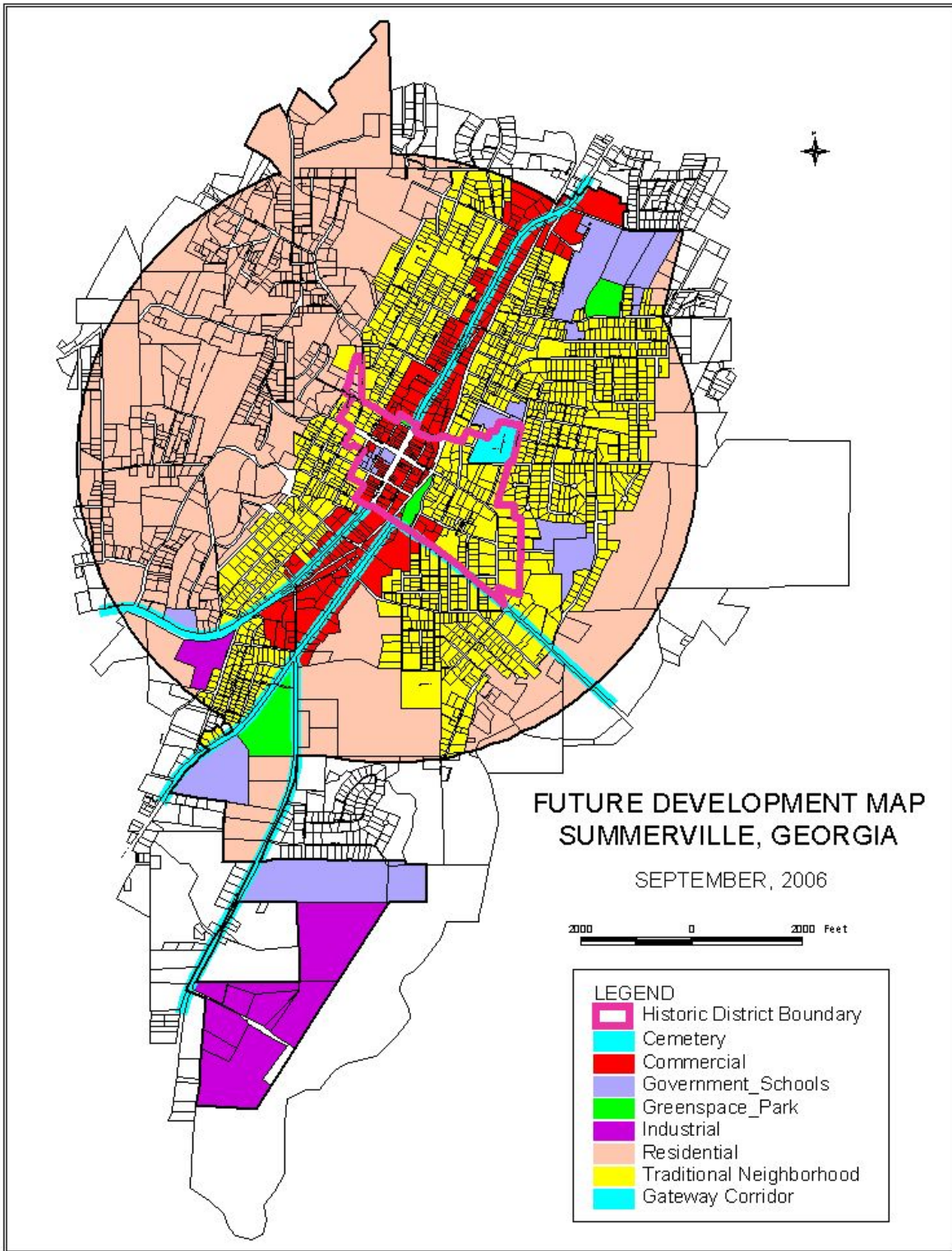
 <p>Summerville Industrial Park.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Industrial	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options 	<p>More detailed sub-area planning:</p> <p>Locate industries, and encourage them to move to Summerville</p> <p>Identify and acquire property to develop and expand industrial park.</p> <p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p> <p>Continue to expand the water system to serve as many customers as the water source will allow.</p> <p>Expand and upgrade wastewater treatment plant</p> <p>Upgrade storm sewer</p>	
<p style="text-align: center;">Description</p> <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>Development Strategies/Policies: Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	Land Uses	
	<p>Industrial (Light and Heavy Manufacturing)</p>	

	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Hwy 100.</p> <p style="text-align: center;">Description</p> <p>Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential.</p> <p>Development Strategies/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 • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity. 	<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> 12. Housing choices 	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p> <p>Continue to expand the water system to serve as many customers as the water source will allow.</p> <p>Expand and upgrade wastewater treatment plant</p> <p>Upgrade storm sewer</p>
	Land Uses	
	Residential	

 <p>College Street.</p>	Future Development Map Narrative	
	Jurisdiction: Summerville	
	Character Area: Traditional Neighborhood	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> Transportation Alternatives <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices 	<p>Infrastructure Improvements:</p> <p>Replace uneven/cracked sidewalks inside City limits</p> <p>Road resurfacing</p> <p>Expand and upgrade wastewater treatment plant</p> <p>Upgrade storm sewer</p>	
Land Uses		
Residential		
<p style="text-align: center;">Description</p> <p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, may be pre-WWII housing, sidewalks, small yards.</p> <p>Development Strategies/Policies:</p> <ul style="list-style-type: none"> • Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties. • Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. • Neighborhood churches form neighborhood activity centers for community • Extend sidewalks and enforce speed limits 		

Future Development Map

City of Summerville



Quality Community Objectives Local Assessment for the City of Summerville

Traditional Neighborhoods

- Our zoning code does not separate commercial, residential and retail uses in every district; neo-traditional development is not allowed "By right" to shorten the variance process.
- There is no street tree ordinance and no organized tree-planting campaign in public areas.
- However, there is a program to keep public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its sidewalks and vegetation well so that walking is attractive.
- In some areas, several errands can be made on foot, if so desired; children can and do walk or bike to school safely as schools are located in or near neighborhoods.

Infill Development

- Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- Our community is actively working to promote Brownfield and greyfield redevelopment.
- Our community allows small lot development (5000 SF or less) for some uses.

Sense of Place

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

Transportation Alternatives

- We have public transportation in our community. (Note: Transit on Demand available in all areas) and we have a good network of sidewalks to allow people to walk to a variety of destinations.
- We do not require that new development connects with existing development through a street network, not a single entry/exit. We do not require that newly built sidewalks connect to existing sidewalks wherever possible.
- We have a plan for bicycle routes through our community. (Note: Regional Bicycle Plan in place)
- We allow commercial and retail development to share parking areas wherever possible.

Regional Identity

- Our community is not characteristic of the region in terms of architectural styles and heritage.

- Our community is not connected to the surrounding region for economic livelihood through businesses that process local agricultural products.
- Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).
- Our community participates in the Georgia Department of Economic Development's regional tourism partnership.
- Our community promotes tourism opportunities based on the unique characteristics of our region.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.

Heritage Preservation

- We have designated historic districts in our community. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.
- We do not have an active historic preservation commission.

Open Space Preservation

- Our community does not have a greenspace plan and is not actively preserving greenspace. We do not have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.
- We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.

Environmental Protection

- Our community does not have a comprehensive natural resources inventory. Our community has not passed the necessary Part V Environmental Ordinances. Our community does not have a tree preservation or tree-planting ordinance.
- We have identified our defining natural resources and have taken steps to protect them.
- We are using stormwater best management practices for all new development.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)

Growth Preparedness

- Our local governments, the local school board, and other decision-making entities do not have population projections for the next 20 years to use in decision-making.
- We have a Capital Improvements Program that supports current and future growth.
- We have not designated areas of our community where we would like to see growth.

Appropriate Businesses

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

Employment Options

- Our economic development program has an entrepreneur support program through the Chamber of Commerce and the Joint Development Authority.
- Our community has jobs for skilled and unskilled labor and professional and managerial jobs.

Housing Choices

- Our community allows accessory units like garage apartments or mother-in-law units; people who work in our community can afford to live here, too with enough housing for each income level (low, moderate, and above-average incomes)
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We have options available for loft living, downtown living, or "neo-traditional" development. We allow and have vacant and developable land available for multifamily housing.
- We support community development corporations building housing for lower income households.
- We have housing programs that focus on households with special needs.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Educational Opportunities

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

Local Self-determination

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

- We have clearly understandable guidelines for new development.
- Our elected officials understand the land-development process in our community.
- We do not offer a development guidebook that illustrates the type of new development we want in our community. We have not reviewed our development regulations and/or zoning code recently and are not sure that our ordinances will help us achieve our QCO goals.
- We do not have a budget for annual training for planning commission members and staff.

Regional Cooperation

- We plan jointly with our cities and county for Comprehensive Planning purposes.
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program
For the City of Summerville
2007-2011

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Economic Development					
Our community's dependency on a small number of industries/ business types results in high vulnerability to downturns in the dominant industry type.	Locate industries	2007-2011	City	0	City
	Encourage industries to move to Summerville. Provide incentives based on desirability of industry.	2007-2011	City Manager	\$100,000	City/ County
Identify and acquire property for re-development, i.e. add to existing industrial park.	Identify and acquire property to develop and expand industrial park	2007-2011	City	\$250,000	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Natural Resources					
Location of many natural springs	Pipe water from Cleghorn Spring to Lowe Spring	2007-2011	City of Summerville	\$300,000	SPLOST
	Add a filter to Lowe Spring for added water pumping capability	2007-2011	City of Summerville	\$200,000	GEFA, City SPLOST

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Cultural Resources					
Identify resources: The historic Summerville Depot	Phase II restoration	2007-2011	City of Summerville	\$100,000	TE Grant
	Phase III restoration	2007-2011	City of Summerville	\$100,000	TE Grant
Local Festivals: Sum Nelly/ Chili Cookoff/ Rattling Gourd Art Festival/ Local Train Rides as 3. Final stop for steam engines for Tennessee Valley Railroad excursions during the fall.	Continue to promote festivals	2007-2011	City of Summerville	\$3,000	City
	Add features to festivals to promote tourism	2007-2011	City of Summerville	\$3,000	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Facilities and Services					
Supply water to currently non-serviced areas.	Continue to expand the water system to serve as many customers as the water source will allow	2007-2011	City/ County	\$1,000,000	SPLOST
Maintain and upgrade waste water treatment plant/ system.	Modernize wastewater treatment plant to treat 2 MGD.	2007-2008	City/ Ladd Engineering	\$6,000,000	Bond Issue
Upgrade storm sewer system.	Upgrade Storm sewer system. Specifically: Storm sewer under US 27; Cox St., Hinton St., Cross Tile (Sixth St at RR crossing), Scoggins St. Map Storm drains.	2007-2011	City	\$30,000/year	City
Police Department and Public Utilities equipment upgrades	Replace/upgrade police and public utilities equipment and vehicles	2007-2011	Police Chief/ Public Utilities Director	\$100,000/yr	City

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Transportation					
Maintain sidewalk areas in downtown.	Replace uneven/cracked sidewalks inside City limits	2007-2011	City	\$25,000/ year	City
Resurface City roads.	Road resurfacing including: Selman Ave., State St., Bellah Ave. , Elizabeth St., College St., Pink Dogwood, Kelly St., Ramey St., State St., Hawkins Dr., East Washington, W. Washington, Highland Ave., Morton St., Allen St., Kirby St.	2007-2011	City	\$100,000/year	City, DOT

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Activity	Timeline	Responsible Party	Cost Estimate	Funding Source
Other Issues					
Recreation and Parks	Replace roof on Summerville facility	2007	City/ Recreation Department	\$18,000	City
	Upgrade Dowdy Park restroom facilities	2008	City/ Recreation Department	\$10,000	City
Maintenance equipment	New maintenance truck	2007/2008	City/ Recreation Department	\$15,000	City
	Upgrade tractor mower decks	2007	City/ Recreation Department	\$2,500	City
Athletic equipment	Replace football/ basketball/soccer/ baseball equipment	2007-2011	City/ Recreation Department	\$30,000	City

Report of Accomplishments from
City of Summerville's
Previous Five Year Short Term Work Program (1999-2003)

City of Summerville	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES					
Re-establish Lowe Spring as a municipal water source	X				
Drill test wells for supplemental water				X	Well not needed as alternate water source due to reestablishment of Lowe Spring as municipal water source
Upgrade water treatment plant		X			
Install Goodwin Reservoir pumping station	X				
Install 3000 LF 8` water main to improve flow/pressure	X				
Upgrade waste water treatment plant		X			
Continue to implement infiltration study		X			
Renovate City Hall		X			
Cleghorn Spring Recreation Area	X				
Downtown Development, implement Streetscape Master Plan		X			

Dowdy Park train turntable, depot renovations	X				
Replace police cars		X			
Replace public works equipment		X			
Construct Dowdy Park Amphitheater				X	Insufficient funds
Upgrade data processing	X				
Road Re-surfacing		X			
Lighting ballfields at main recreation	X				
Construct ballfield at Fairway Recreation Area				X	Insufficient funds
LAND USE					
Update City Zoning Ordinance	X				
Joint effort with county for comprehensive building inspection program		X			
Adopt River Corridor Protection Ordinance			X		Temporarily postponed. As cities and county develop joint land board, a joint river corridor protection ordinance may be feasible.

Town of Trion

Issues for Town of Trion

Population change

1. Rapid population growth is expected in the next twenty years.
2. The ethnic diversity of the community will increase and these changes will require adapting schools and public services to a wider array of language and cultural patterns.
 - Door knockers advertising October as clean-up month will be printed in Spanish and English.

Economic Development

1. Our community's dependence on a small number of industries/business types results in high vulnerability to downturns in the dominant industry type.
 - Once the vacant Industrial Park has utilities run to it attempts will be made to recruit new industry.
2. Our community does not have an active business recruitment and retention program.
3. We do not have a community vision for economic development activities in the form of an economic development strategic plan.
4. Community efforts at recruiting targeted industries are unsuccessful.

Economic Development & Land Use Interaction

1. There is a lack of physical convenience and accessibility of jobs to workforce.
 - Highway development will open up previously inaccessible areas.
2. There is an imbalance between location of available housing and major employment centers.

Workforce

- Not enough jobs or economic opportunity to retain local residents

Natural and Cultural Resources

1. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
2. The community has abandoned or contaminated properties.
3. The protection of community resources is inadequate
4. There are no regulations governing unwanted/environmentally hazardous uses (hog farms, landfills, etc.)

Facilities and Services

- Our community has no defined areas of service and no service

Housing

Community lacks adequate housing ordinances and regulations. Nuisance, maintenance, restriction of rental units in ordinances, regulations are not enforced.

1. The community does not regulate to better protect stable residential areas.
2. Code enforcement is not adequate to prevent substandard housing and maintenance.

Areas Requiring Special Attention

The Town of Trion evaluated existing land use patterns and trends to identify Areas Requiring Special Attention, including

- Wetlands
- Protected River Corridor
- Most significant groundwater recharge area
- Census Blocks containing recorded archeological sites
- Flood-prone areas

Figure 1.5 shows these areas of Trion.

Wetlands

The wetland areas in Trion include the Chattooga River and its branches including Cane Creek, Spring Branch, and Chappel Creek, as well as Round Lake, Sucker Lake, and Carp Lake. Sensitive wetland areas provide habitat for wildlife and waterfowl. In addition to flood plain restrictions, if development becomes a concern, protection standards should be set.

Protected River Corridor

The Chattooga River is a protected river, meaning any perennial river or watercourse with an average annual flow of at least 400 cubic feet/second as determined by the US Geological Survey. Adopting a River Corridor Protection ordinance as seen in the Part V Environmental Planning Criteria would establish a buffer along the river prohibiting land disturbing activities with noted exceptions including single family dwelling, forestry, agriculture, wildlife and fisheries management, waste-water treatment, recreation, natural water treatment, and other uses permitted by DNR or section 404 of the Clean Water Act.

Most significant groundwater recharge area

The southwestern portion of Trion is located over an aquifer, forming the most significant groundwater recharge area. This area is primarily residential. Water and sewer in this area will ensure a higher level of protection for the recharge area.

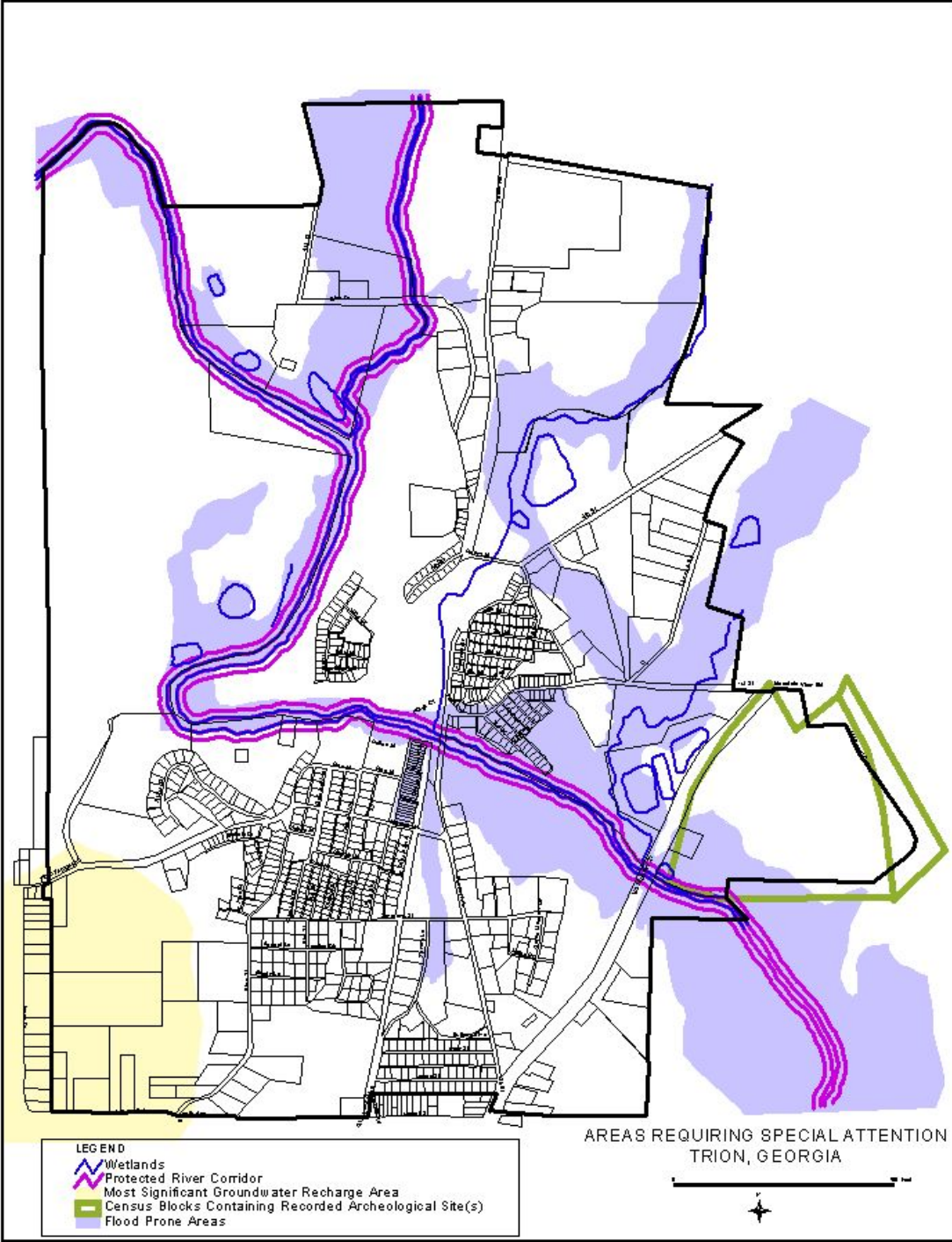
Census Blocks Containing Recorded Archeological Sites

The easternmost portion of Trion includes two Census blocks containing recorded archeological sites. Steps should be taken to preserve historic and cultural resources in these areas in future development of this area.

Flood-prone areas

The areas that are flood prone lie principally along the Chattooga River and its branches including Cane and Chappel Creek and Spring Branch. Much of these areas that is not developed has been set aside as greenspace. The remaining area is mostly large-lot residential. Development is restricted in the floodplain.

Figure 1.5
Areas Requiring Special Attention



Future Development Narrative for the City of Trion

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

Trion's Character Areas

Gateway corridor

US Hwy 27 provides the gateway corridor into the City of Trion. At present, there is no visible entranceway to the city. The mayor has expressed an interest in enhancing the area with signage indicating entrance to the city limits. Quality Community Objectives to be pursued include; transportation alternatives and a sense of place.

Traditional neighborhood

Trion's development as a mill town to provide housing for the employees of Mt. Vernon Mills has left a legacy of a well developed grid pattern of housing complete with curb and gutters clustered around the mill. These areas are connected and easily walkable, in proximity to schools, though sidewalks are in need of repair throughout. Quality Community Objectives to be encouraged include: traditional neighborhood, sense of place, that being of a mill town, housing choices, and educational opportunities.

Industrial

The two main industrial areas would be Mt. Vernon Mills in the heart of the city, and the presently vacant Industrial Park due east of US Hwy 27. The widening of Hwy 27 as well as the development of utilities to the site will increase the attractiveness of the Industrial Park to potentially new small and large industrial employers alike. Quality Community Objectives to be encouraged include a sense of place, appropriate businesses, employment options, and regional identity.

Government and Schools

This character area is located directly adjacent to the "traditional neighborhood" area at the southwest corner of the city and thus is accessible to pedestrian travel. Quality Community Objectives include: traditional neighborhood, infill development, sense of place, heritage preservation, housing choices, and educational opportunities.

Linear greenspace, parks, and recreation


The predominant area of greenspace is represented by the golf course and adjacent wooded areas. They connect somewhat to greenspace beside the Wastewater Treatment Plant via floodplain areas where an old school existed. The golf course offers active recreation opportunities. Greenspace offers opportunities to pursue Quality Community Objectives such as: sense of place, open space preservation, environmental protection.


Commercial and Office


Commercial uses predominate at the edge of the city limits. This character area flanks the gateway corridor to the town's entrance. Quality Community Objectives of: traditional neighborhood, appropriate businesses, and employment options may be fulfilled here.


Residential


Residential uses exist outside of the “mill village”/traditional neighborhood section in all directions out to the city limits. Housing choice is a Quality Community Objective that would be enhanced by further development within these areas. As issues relating to water infrastructure are addressed, it will increase the potential for further residential growth. Sense of place and heritage preservation are other Quality Community Objectives to be addressed.


 <p>Hwy 27 entering Trion.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Gateway Corridor	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 4. Transportation alternatives 	<ul style="list-style-type: none"> • Beautification projects including After Hwy 27 road construction completed, upgrade signage to welcome motorists to Trion. Include Mount Vernon Mills. <p>Post- construction, some level of signage restrictions will be needed to preserve view shed while attracting needed business.</p> <p>Increased taxes from new hotels and motels will fund tourism initiatives.</p> <p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Maintain sidewalks, street lamps • Marketing for tenants and development of vacant Industrial park 	
Land Uses		
Residential Commercial		
<p>Description</p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p>Suggested Development Strategies: Joint land use planning board should consider: Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <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. 		


 <p>Trion City Park.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Linear Greenspace, Parks, Recreation	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 7. Open space preservation: <input type="checkbox"/> 8. Environmental protection 	<p>Infrastructure Improvements</p> <ul style="list-style-type: none"> • Construct park pavilion • Lighting at ball fields 	
Description	Land Uses	
<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. 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>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Linking greenspaces into a pleasant network of greenways • Set aside land for pedestrian, bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, commercial areas. 	Active and Passive Use Recreation	

 <p>Trion Plaza.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Commercial and Office	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options 	<ul style="list-style-type: none"> • Beautification projects including After Hwy 27 road construction completed, upgrade signage to welcome motorists to Trion. Include Mount Vernon Mills. • Post- construction, some level of signage restrictions will be needed to preserve view shed while attracting needed business. 	
Land Uses		
<p>Description</p> <p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, offices.</p> <p>Suggested Development Strategies:</p> <p>Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Adding landscaping, trees in parking lots for shade, runoff control. 	<p>Commercial Residential</p>	

 <p>Trion Town Hall.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: School, Government, Institutional	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <input type="checkbox"/> 2. Infill development <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices <input type="checkbox"/> 13. Educational opportunities 	<p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Improve existing water and sewer, replace older pipes, install water meters, upgrade fire hydrants 	
Description	Land Uses	
<p>Municipal Buildings, Schools, Libraries, Cemeteries</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Design, Maintenance Guidelines • Access for Bike, Pedestrian, Transit • Link to Open Spaces Where Possible 	<p>Residential Office, Municipal</p>	

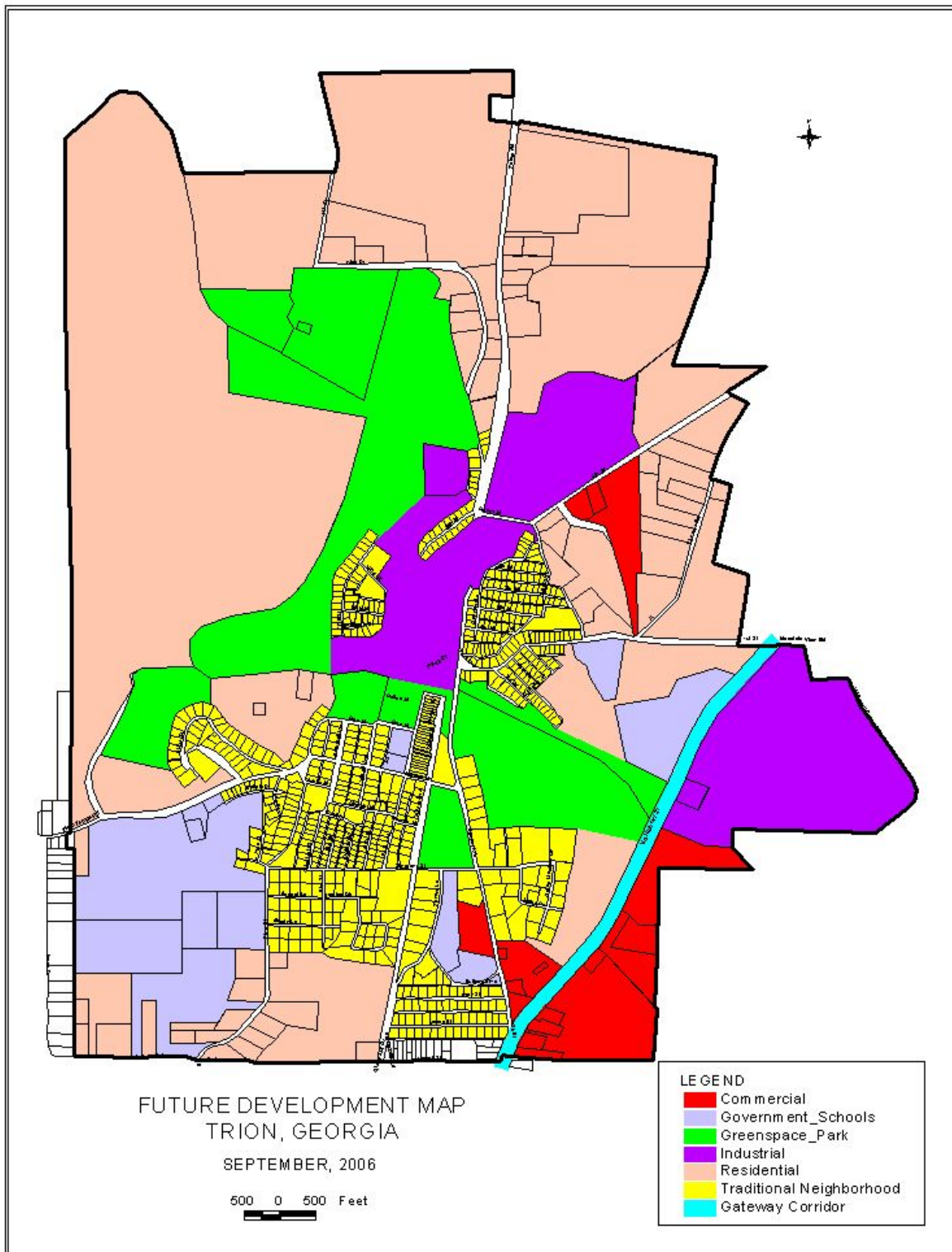
 <p>Mount Vernon Mills.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Industrial	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <input type="checkbox"/> 5. Regional identity <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10. Appropriate businesses <input type="checkbox"/> 11. Employment options : 	<p>Incentives:</p> <ul style="list-style-type: none"> • After industrial park is developed, provide tax breaks for incubators and small business for reuse and site cleanup <p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Maintain and upgrade roads, install traffic lights, improve sewer/water. GA DOT allowed caissons to be placed under US27 allowing utilities to be run to industrial park north of Trion. 	
Land Uses		
<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>Suggested Development Strategies: Joint land use planning board should consider:</p> <p>Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p>Industrial Residential</p>	

 <p>Church Street.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Residential	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 3. Sense of place <p>Resource Conservation</p> <ul style="list-style-type: none"> <input type="checkbox"/> 6. Heritage preservation: <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices 	<p>Public investments:</p> <ul style="list-style-type: none"> • Clean it or lien it ordinance to improve town's image. • Bilingual Door knockers to educate population will be distributed among community advertising October as clean-up month. 	
Land Uses		<p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Improve existing water and sewer, replace older pipes, install water meters, upgrade fire hydrants
Residential only		
<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.</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</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 • Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density, income diversity. 		

 <p>Park Avenue.</p>	Future Development Map Narrative	
	Jurisdiction: Trion	
	Character Area: Traditional Neighborhood	
	Quality Community Objectives (Check those that fit)	Implementation Measures
<p>Development Patterns</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Traditional neighborhood <p>Social and Economic Development</p> <ul style="list-style-type: none"> <input type="checkbox"/> 12. Housing choices <input type="checkbox"/> 13. Educational opportunities 	<p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> • Improve existing water and sewer, replace older pipes, install water meters 	
Land Uses		
Residential		
<p style="text-align: center;">Description</p> <p>A neighborhood having relatively well-maintained housing, possesses a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause neighborhood to decline. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p>Suggested Development Strategies: Joint land use planning board should consider:</p> <ul style="list-style-type: none"> • Reinforce stability by encouraging homeownership, maintenance, upgrade of existing properties. • Vacant properties in neighborhood offer an opportunity for infill development of new, architecturally compatible housing. • Include well-designed new neighborhood activity center at appropriate locations, provide focal points • Strong pedestrian, bicycle connections for residents 		

Future Development Map

Town of Trion



Quality Community Objectives for Trion

Traditional Neighborhoods

- There is a program to keep public areas clean and safe.
- In some areas errands can be made on foot, children sometimes walk or bike to school safely to the schools which are located in neighborhoods in the community.

Infill Development

- The community does allow for small lot development (5000 sq. ft. or less) for some uses

Sense of Place

- If someone dropped from the sky into Trion they would immediately recognize it as a mill village.
- Areas of the community important to history and heritage have been identified and steps have been taken to protect them.
- There are ordinances to regulate the size and type of signage in the community.

Transportation Alternatives

- There is public “transit on demand” in the community.
- A good sidewalk network allows people to walk to various destinations, though there is no ordinance to require new development to provide sidewalks and newly built sidewalks do not require to be connected to existing ones
- There is a Regional Bicycle Plan in place.
- Commercial and retail development can share parking wherever possible.

Regional Identity

- Trion is characteristic of the region in terms of architectural styles and heritage.
- Trion is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.
- Trion participates in the Georgia Department of Economic Development’s regional tourism partnership.
- Trion both contributes to and draws from the region, as a source of local culture, commerce, entertainment, and education.

Heritage Preservation

- Trion does not have designated historic districts nor an active historic preservation commission.

Open Space Preservation

- Trion does not have a greenspace plan to preserve, either through direct purchase or by encouraging set-asides in new development.
- There is no conservation subdivision ordinance for residential development to encourage protection of open space in perpetuity.

Growth Preparedness

- Currently the rate of growth for Trion is holding steady, thus they have not felt the pressures of development requiring strategic placement of infrastructure to accommodate projected growth.

Appropriate Businesses

- The Northwest Georgia Joint Development Authority (JDA) has based a business development strategy on the community's strengths, assets, and weaknesses.
 - They similarly plan to recruit business/industry that will be compatible with existing business and industry.
- Businesses are recruited that provide or create sustainable products.

Employment Options

- The economic development program has an entrepreneur support program, jobs for both skilled and unskilled labor.

Housing Choices

- Garage and mother-in-law units are allowed.
- Housing is affordable and available for each income level.
- New residential development is encouraged to follow the traditional neighborhood pattern.
- Multi-family housing is permitted.
- Small houses on small lots (less than 5,000 sq. ft.) are permitted in appropriate areas.
- Trion supports community development corporations building housing for lower income households.

Educational Opportunities

- Our community provides work-force training options.
- Our workforce training programs provide citizens with skills for jobs that are available in our community.
- Our community is close to a community with higher education opportunities.

Local Self-determination

- Trion has a citizen-education campaign to allow all interested parties to learn about development processes in the community.
- We have processes that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- There is a public-awareness element in our comprehensive planning process.
- We have clearly understandable guidelines for new development.
- Our elected officials understand the land-development process in our community.

Regional Cooperation

- We plan jointly with our cities and county for Comprehensive Planning purposes
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

For the Town of Trion

2007-2011

**SUMMARY OF SHORT-TERM WORK PROGRAM
Trion**

	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
Population Change					
Ethnic diversity: Prepare for growth of a diverse population	Bilingual door knockers to educate population Door knockers will be distributed among the Hispanic community advertising October 2006 as clean-up month.	2006	CITY	Less than \$500	General fund
Economic Development					
Not enough jobs or economic opportunity to retain local residents. There are limited economic development resources to market the community	Marketing for tenants and development of vacant Industrial Park	2007-2011	CITY	TBD	State

Cultural Resources					
Community resources worthy of protection have not been identified	Look into historic designation for The Tavern – building dates from the 1800's	2007-2011	CITY	0	N/A
Community has underutilized resources	Adaptive reuse of Old Hospital Dade County may extend their medical facility to open a satellite clinic.	2007-2008	CITY	0	N/A

Facilities and Services					
Water pressure is insufficient. Mt. Vernon Mills is pumping to capacity. Develop additional water source.	Testing flow on second well	2007-2011	CITY	Engineer to determine	State, Federal
	Explore options for protecting city-owned land around well	2007-2011	CITY	0	N/A
Replace failing infrastructure-broken water pipes responsible for losing as much as 50% of water being piped	Upgrade water lines and fire hydrants	2001-2011	CITY	8 million	State, Federal, SPLOST
	Consider installing water meters	2007-2011	CITY	TBD	State, Federal, SPLOST
	Consider increasing water rates	2007	CITY	0	N/A
Extend natural gas lines into county	Contracting out reading of gas meters to Michael Montgomery	2006	CITY	\$12,600/yr = .70/meter	General fund
Infrastructure (utilities) for industrial park	Utility lines being run under new road construction	2006	CITY, GADOT	????????????????	State, Federal
Recreation facility enhancements	Lighting at ballfields	2007-2011	CITY	\$88,000/yr	General fund
Recreation facilities	New Pavilion	2007	CITY	\$20,000 (without restrooms)	General fund
There is no clear boundary where town stops and countryside begins	After Hwy 27 road construction completed, upgrade signage to welcome motorists to Trion. Include Mount Vernon Mills.	2007-2008	Town	\$5,000	Motel tax

Housing					
	Clean it or lien it ordinance – to improve town’s image. October designated as clean-up month – need to get information out to community	2006	CITY	0	N/A

Report of Accomplishments from
Town of Trion's
Previous Five Year Short Term Work Program (1999-2003)

TRION	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
COMMUNITY FACILITIES					
Develop additional water source		X			
Extend natural gas lines into county		X			
Develop public telecommunications facility				FUNDING	
Construct 2 ballfields at new recreation site	X				
Purchase police cars	X				
Purchase garbage collection truck			X		CONSIDER PRIVATE CONTRACTOR
Purchase spreader truck for WWTP	X				
Renovate and restore old hospital building	X				CLINIC BUILT IN PORTION OF BUILDING
Develop a local Emergency facility	X				
Develop a local physical therapy facility				FUNDING	
Tennis courts, ballfields, picnic area, walking trail at old high school location				FUNDING	
River walk development				LACK OF INTEREST	
Develop public water system		X			
Infrastructure for industrial park		X			

Upgrade water lines and fire hydrants		X			
Develop Sidewalk Master Plan			X		NEED MAINTENANCE
Construct sidewalks/pathways			X		
Ditch/drainage work, priorities include open ditches near Park Ave. and Tavern Lane.	PARK AVE. COMPLETED		X		TAVERN LANE POSTPONED FOR FUNDING
LAND USE					
Revise Zoning Ordinance and map		ONGOING			
Jt. Effort with City of Summerville for Comprehensive Building Inspection Program					ACCOMPLISHED
Update subdivision regulations			X		NO RESIDENTIAL DEVELOPMENT OCCURRING
Adopt River Corridor Protection Ordinance				X	LACK OF INTEREST
TRANSPORTATION					
Roadway and Intersection Improvements including curb and gutter, priorities include Allgood St. Simmon St., Central Av., Green Meadow Dr. and Melba St.					POSTPONED - LOGISTICAL PROBLEMS
Central Av., Green Meadow Dr. and Melba St.			X		

Summary

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

In describing the uniqueness of the Northwest Georgia area, the Chattahoochee National Forest must be mentioned. This densely wooded area provides opportunities for hiking, biking, camping and boating. Every native of this area and those adopted as neighbors are familiar with the woods. Those pine trees and hardwoods impact life in this area in small and large ways, from family memories of Labor Day cookouts to high drama of lost cavers to the old legends of the Cherokee chiefs.

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

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

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

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

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

In working with local governments to create projects in their short term work programs for the next five years, staff have highlighted those projects where funding sources are available. Staff have the challenge and the opportunity to match needs with funding sources. In suitable areas, partnerships with state, regional, and local governments could provide better results than city or county efforts alone. One grant possibility would be the Rural Communities Development Initiative through the USDA, which calls for capacity building in rural communities to enhance economic, housing, and community development. Chattooga County, Lyerly, Menlo, Summerville, and Trion have indicated a need for economic and cultural resource development and the match between their needs and this grant seems to fit.

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

The next five years will create challenges and opportunities for local governments as they continue their short term work program projects. The Coosa Valley Regional Development Center is continually working with local governments to match infrastructure needs with funding sources.

Other Plans

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

Coosa Valley Regional Development Center – Regional Bicycle and Pedestrian Plan

Coosa Valley Regional Development Center – Regional Comprehensive Plan

Chattooga County Solid Waste Management Plan