City of Villa Rica
Partial Comprehensive Plan Update
2008 to 2028

CITY OF VILLA RICA

PARTIAL COMPREHENSIVE PLAN UPDATE

2008 - 2028

J. Allen Collins, Mayor
Verland Best, Mayor Pro Tem
Shirley M. Marchman, City Council
Perry Amidon, City Council
Joseph Kelley, City Council
Woody Holland, City Council

Adopted by Resolution On:

Prepared with technical assistance by

CHATTAHOOCHEE-FLINT REGIONAL DEVELOPMENT CENTER

AKA

THREE RIVERS REGIONAL COMMISSION

P.0. Box 1600 Franklin, Georgia 30217

(706) 675-6721

Table of Contents

Table of Figures

STATE OF GEORGIA
COUNTY OF CARROLL
COUNTY OF DOUGLAS

RESOLUTION
to adopt the 20-Year Partial Plan Update, hereinafter referred to as the "City of Villa Rica Partial Plan Update 2008 to 2028."
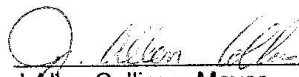
WHEREAS, the City of Villa Rica has completed the City of Villa Rica Partial Plan Update 2008 to 2028.

WHEREAS, the City of Villa Rica's Partial Plan Update describes the growth management framework needed to assure effective management of change, taking into account the City of Villa Rica's public health, safety and general welfare.

WHEREAS, this document was prepared according to the Standards and Procedures for a Local Partial Plan Update effective May 1, 2005 and established by the Georgia Planning Act 1989, and the required public hearing was held July 7, 2009 with an additional meeting held July 28, 2009.

BE IT THEREFORE RESOLVED, that the City of Villa Rica's City Council does hereby adopt the City of Villa Rica's Partial Plan Update 2008 to 2028
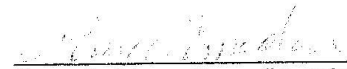
this 3rd day of November, 2009

_____
J Allen Collins – Mayor

_____
Verland Best – Councilmember
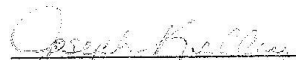
_____
Perry Amidon – Councilmember

_____
Shirley Marchman – Councilmember

_____
Woody Holland – Councilmember

_____
Joseph Kelley – Councilmember

ATTEST:

_____
Reedell Saxon – City Clerk

Georgia™
Department of
Community Affairs

August 19, 2009

Mr. Lanier E. Boatwright, Jr.
Executive Director
Three Rivers RC
Post Office Box 818
Griffin, Georgia 30224-0818

Dear Mr. Boatwright:

Our staff has reviewed the Partial Plan Update for the City of Villa Rica and finds that it adequately addresses the Local Planning Requirements. The next step is for the local government to adopt the Partial Plan Update. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is October 11, 2009. As soon as your office provides written notice that the Partial Plan Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the City that its Qualified Local Government status has been extended.

Sincerely,

James R. Frederick, Director
Office of Planning and Quality Growth

JF/rhh
cc: Renetta Hobson, DCA Area Planner
    Lynne Miller, Three Rivers RC Historic Preservation/Planning Director
    Jeannie Brantley, Three Rivers RC Planning Director

Background

Under Chapter 110-12-1 Standards and Procedures for Local Comprehensive Planning "Local Planning Requirements", the requirements for comprehensive plans changed May 1, 2005. A comprehensive plan meeting these planning requirements must include three components: (1) a Community Assessment, (2) a Community Participation Program, and (3) a Community Agenda.

Because the City of Villa Rica had just completed their Comprehensive Plan update in **November of 2006**, DCA agreed to the following requirements for a Partial Plan Update that could be extracted from their existing Comprehensive Plan. Please read **Attachment 1** for correspondence between DCA and Three River regional Commission formerly know as Chattahoochee-Flint RDC.

1. Using the exiting plans Community vision.
2. For a character Area Map, use the existing plan's Future Land use Composite, including Planning areas use-maps and definitions of the various land use categories, such as residential suburban, residential medium density, residential high density, business park, Loop/NE Quadrant, Mirror Lake, SR 8/ US 78 Corridor, Neighborhood Infill, North Dallas Road Corridor, etc, which together cover the entire city limits.
3. For each of these development categories, add relevant Quality community Objectives and Implementation measures.
4. Give DCA the GIS meta-data for the Land Use Composite and sub maps
5. Change "Goals and Objectives" to "Issues and Opportunities" and "Policies"
6. Advance the Short Term Work Program by two years
7. Use the Report of Accomplishments for years 2001-2007

Purpose

The purpose of the Partial Comprehensive Plan Update is to lay out a road map for the future growth of the City of Villa Rica. According to the U. S Census, in the year 2000 there were 4,134 people claiming residence in Villa Rica. In 2007, there were 12,375 people residing in the City that over the last seven years the population has grown 199%.

Year	1990	2000	2007
Population	6,542	4,134	12,375

Source: US Census

This document develops a strategy for addressing that growth and ensuring improvements to the quality of life for the citizens of Villa Rica. Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining Villa Rica's status as Qualified Local Government.

Study Area

The study area for the Partial Comprehensive Plan Update is the incorporated area of the City of Villa Rica, in Carroll and Douglas Counties. The total study area is approximately 12.8 square miles, of which 12.6 square miles of it is land and 0.2 square miles is water.

The climate of Carroll County is moist and temperate with short winters and long spring and fall seasons. The County has a mean annual temperature of approximately 62.2 degrees Fahrenheit. Mean annual precipitation ranges from 49 to 53 inches per year. The period of least precipitation occurs from mid summer to late fall. January and March typically receive the most rainfall. Snowfall averages less than one inch per year. The Character Area Map in Figure 2 on page 4 shows the study land area.

Vision Statement

"*Villa Rica is embracing the growth that has propelled it into the 21st Century much as it embraced the gold rush that created it in 1826. Villa Rica builds upon its fortune of being located 30 miles outside of the world-class city of Atlanta yet surrounded by natural beauty and bucolic offerings.*"

The City seeks to become a unique blend of small town and suburbia that offers its residents and visitors ample recreational opportunities, refreshing green vistas, all while having ready access to all necessary goods and services. Villa Rica is working towards providing citizens of all ages an array of housing choices, a diverse economic base and a quality of history and life that exceeds what could be provided in a typical suburb or a typical small town".

Defining Narrative

Villa Rica was originally settled in 1826. The land was ceded by the Creek people in 1825. In 1826, farmers and gold miners arrived in the area from Pennsylvania, New Jersey and Delaware to what was then known as Hixtown (named after a local tavern operator, incorporated in 1830). One mile south was Chevestown, owned by Allison Cheeves. Hixtown and Cheevestown moved to Villa Rica's present location in 1882, when the railroad was built. Many of the original structures were physically moved to the new site (now known as the North Villa Rica Commercial Historic District) by rolling them on logs pulled by horses. The City was incorporated as Villa Rica in 1881. The name Villa Rica is derived from Spanish for "village of gold" and the City's name change was done to help promote the gold movement in the area.

Villa Rica was a small rural railroad and factory town with a fairly stable population of around 4,000 people. In the 1990's, a 2,000-acre tract of land surrounding a 210-acre lake known as both Val-Da-Mar Lake and Stockmar Lake caught the interest of developers. The final outcome was a subdivision named Mirror Lake.

At the time Mirror Lake was proposed, Villa Rica had approximately 1,500 homes. The Mirror Lake development added over 2,000 homes in its original proposal and subsequent changes and additions have increased that number so that there will be almost 3,000 residences by the time the project is fully completed. The investment in Mirror Lake inspired other developers to begin proposing other projects around Villa Rica. Though the other developments were on a much smaller scale, all of the other building projects combined almost matched the Mirror Lake project in total number of residences.

Figure 1- Character Area Map
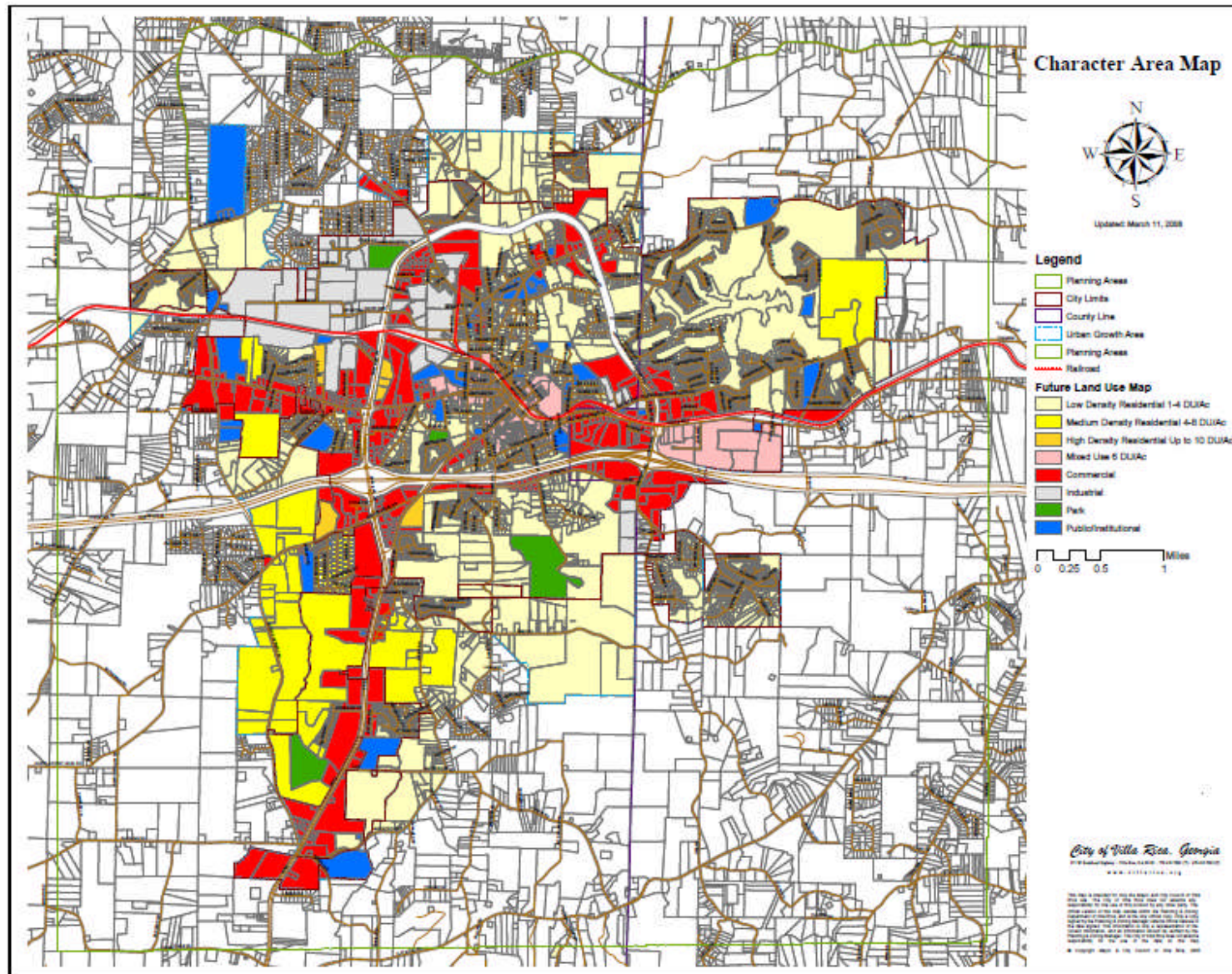
Character Areas

The land use categories provided are included in the Character Area Map in **Figure 1**.

Suburban

Suburban areas are predominantly detached single-family units at gross density of 4 dwellings per acre or less. Higher densities may be achieved through bonuses established in the land development regulations. A mix of residential unit types may be allowed through the planned development process.

Figure 2 – Photos of examples of Suburban designation

Quality Community Objectives

The following are the Quality Community Objectives that should be pursued under the *Suburban* Character Area.

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

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

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

Growth Preparedness – Villa Rica should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

<u>Implementation Measures</u>

Implementation of the Suburban Character Area will be through polices of the Zoning Ordinance, Land Development Regulations and the Partial Comprehensive Plan Update.

<u>Medium Density</u>

Medium density is a mix of detached and attached single-family and multi-family dwellings at a gross density of 8 or fewer dwellings per acre. Higher densities may be achieved through bonuses established in the land development regulations.

Figure 3 – Examples of Medium Density designation

<u>Quality Community Objectives</u>

The following are the Quality Community Objectives that should be pursued under the ***Medium Density*** Character Area.

<u>Growth Preparedness</u> **–** Villa Rica should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

<u>Traditional Neighborhood</u> – Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

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

<u>Housing Choices</u> – A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

<u>Implementation Measures</u>

Implementation of the Medium Density Character Area will be through polces of the Zoning Ordinance, Land Development Regulations and the Partial Comprehensive Plan Update.

<u>High Density</u>

High density is primarily attached single-family and multi-family dwellings at densities of up to 10 dwellings per acre. Higher densities may be achieved through bonuses established in the land development regulations.

Figure 4 – Examples of High Density designation

<u>Quality Community Objectives</u>

The following are the Quality Community Objectives that should be pursued under the *High Density* Character Area.

<u>Traditional Neighborhood</u> – Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

<u>Growth Preparedness</u> – Villa Rica should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

<u>Housing Choices</u> – A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Implementation Measures

Implementation of the Suburban Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensive Plan Update.

Mixed Use

A mix of residential and commercial uses may be included within a single site. Sites may be used for a single use, but the land development regulations shall encourage the development of an integrated mix of residential and commercial uses on larger parcels.

Figure 5 – Examples of Mixed Use designation

Quality Community Objectives

The following are the Quality Community Objectives that should be pursued under the *Mixed Use* Character Area.

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

Appropriate Businesses

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

Employment Options

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

Growth Preparedness – Villa Rica should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

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

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

Implementation Measures

Implementation of the Mixed Use Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensive Plan Update.

Commercial

Retail and service uses, including stores, offices, restaurants and other uses that draw customers to the sites.

Figure 6 – Examples of Commercial designation

The following are the Quality Community Objectives that should be pursued under the *Commercial* Character Area.

Infill Development – Villa Rica should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.

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

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

Implementation Measures

Implementation of the Commercial Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensives Plan Update.

Industrial

Production, warehouse, distribution and other business and public service uses that do not serve retail customers, these areas may include outdoor operations and storage.

Figure 7- Examples of Industrial designation

Quality Community Objectives

The following are the Quality Community Objectives that should be pursued under the *Industrial* Character Area.

Infill Development – Villa Rica should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.

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

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

Implementation Measures

Implementation of the Industrial Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensive Plan Update.

Business Park

Includes commercial and industrial uses not primarily engaged in retail sales or service provision. These areas are intended to be developed to higher aesthetic standards than industrial areas, with limits placed on outdoor storage, display and operations.

Figure 8 – Examples of Business Park designation

Quality Community Objectives

The following are the Quality Community Objectives that should be pursued under the ***Business Park*** Character Area.

Infill Development – Villa Rica should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.

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

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

Implementation Measures

Implementation of the Business Park Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensive Plan Update.

Parks and Recreation

Parks and recreation includes public and private parks and recreation facilities for active and passive recreation.

Figure 9 – Examples of Parks & Recreation designation

Quality Community Objectives

The following are the Quality Community Objectives that should be pursued under the *Parks & Recreation* Character Area.

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

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

Infill Development – Villa Rica should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.

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

Implementation Measures

Implementation of the Parks and Recreation Character Area will be through polices of the Zoning Ordinance, Land Development Regulations and the Partial Comprehensive Plan Update.

Public/Quasi-Public

Public and quasi-public includes schools, governmental offices, museums, religious facilities and other facilities providing governmental, educational, cultural or spiritual services for the public. Note that many of these facilities may be authorized under other land use categories pursuant to the City's land development regulations

Figure 10 – Examples of Public/ Quasi Public

Quality Community Objectives
The following are the Quality Community Objectives that should be pursued under the *Public/Quasi-Public* Residential Character Area.

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

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

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

Infill Development – Villa Rica should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.

Implementation Measures

Implementation of the Public/Quasi Public Character Area will be through polices of the Zoning Ordinance, Land Development Regulations, the Villa Rica Downtown Master Plan and the Partial Comprehensive Plan Update.

List of Quality Community Objectives

Development Patterns			

Traditional Neighborhoods **Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.**			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		The City of Villa Rica has a Zoning Code
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		

	Yes	No	Comments
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community	X		
Infill Development **Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the down City or traditional urban core of the community.**			
	Yes	No	Comments

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote Greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Sense of Place

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

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas	X		Have adopted HP regulations and is in the process of designating historic sites and districts
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives

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

	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		

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

Regional Identity

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

	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage Preservation

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

	Yes	No	Comments
1. We have designated historic districts in our community.	X		We are in the process of designating districts

2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

Open Space Preservation

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

	Yes	No	Comments
1. Our community has a green space plan.		X	
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	X		
3. 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.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		

Environmental Protection

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

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
	Yes	No	Comments
5. Our community has a tree preservation ordinance, which is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

Appropriate Businesses

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

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them	X		
2. Our economic development organization has	X		

considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.			
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Employment Options

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

1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices

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

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original City, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, down City living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing	X		
	Yes	No	Comments
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities **Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		
Governmental Relations			
Regional Solutions **Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.**			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. 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.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation **Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.**			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		

3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	**X**		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	**X**		

Issues and Opportunities

A part of the Partial Comprehensive Plan Update requirements by Department of Communities (DCA) the City of Villa Rica converted their goals, objectives and policies to the issues and opportunities. The issues and opportunities are listed as follows:

Natural Resources

Issue

Conserve, protect and promote natural resources in the City of Villa Rica.

Opportunities

- New development should be designed to minimize the amount of land consumed.
- Open space should be set aside from development for use as public parks and greenbelts.
- Encourage developers to build open space subdivisions
- Identify lands that should be permanently protected as open space
- Require development approvals to be consistent with the Character Area Map and other planning directives.

Polices

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

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

Issue

The City of Villa Rica will continue to protect, as well as improve protection of its environmentally sensitive areas and air quality, because it is important for maintaining a positive quality of life for its residents.

Opportunity

- Preserve existing natural historic areas
- Ensure that all environmental ordinances are properly enforced
- Provide opportunities for non-motorized transportation within the transportation network
- Create better public awareness of natural resources and the role they play in quality of life.
- Adopt ordinances in compliance with State law for the protection of water supply watershed, wetlands, groundwater recharge areas, protected mountains and river and corridors, and sedimentation and erosion.

Polices

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

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

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

Historic Resources

Issue

Villa's Rica would like to continue to conserve, protect and promote their historic resources; protect scenic and natural features that define the City's character, while encouraging new development compatible with the traditional features of the Community.

Opportunities

- Identify and document Villa Rica's historic properties to Georgia's Department of Natural Resources (DNR) standards.
- Support efforts (such as National Register listings) to nationally recognize Villa Rica's historic resources.
- Adopt local measures to protect and maintain Villa Rica's significant historic resources

Polices

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

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

Issue

Villa Rica would like to promote its unique past and historic resources to promote and encourage tourism to the City.

<u>Opportunities</u>

- Restore historic structures and areas in the City to encourage tourism.
- Develop a tourism theme based on Villa Rica's beginnings and related historic resources.
- Support efforts to provide heritage preservation education to local residents.
- Participate in county and regional heritage tourism projects and programs.

<u>Policies</u>

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

Economic Development

<u>Issue</u>

The City of Villa Rica would like to achieve economic growth that equitably benefits all segments of their community by identifying and implementing quality economic growth polices.

<u>Opportunities</u>

- Designate and develop sufficient economic development sites to accommodate long-term employment growth.
- Coordinate the location and development of new housing and infrastructure with the City's economic development planning.
- Support local workforce training programs.
- Encourage professional office and service development near Tanner Medical Center.
- Encourage regional commercial development to occur within close proximity to freeway interchanges to promote regional commerce.
- Strengthen the City's ability to identify potential inter-jurisdictional impacts and input from its development authorities and other affected parties.

<u>Policies</u>

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Appropriate Businesses – The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other

economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

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

Issue

The City of Villa Rica would like to take measures to strengthen and diversify the economic base.

Opportunities

- Market the City for industry and businesses that pay above average wages.
- Encourage a greater variety of businesses.
- Support initiatives to provide jobs for residents with limited education.
- Support entrepreneurial training and local business development.
- Participate in county and regional initiatives to provide new quality businesses.
- Promote businesses that complement other businesses in the region.
- Encourage businesses with prospects for future expansion and for creation of higher skill job opportunities.
- Encourage commercial /retail development that will be compatible to existing land uses
- Promote downtown initiatives that support aesthetic improvements and the redevelopment of obsolete buildings.

Policies

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

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

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

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Housing

<u>Issues</u>

The City of Villa Rica would like to provide opportunities for quality, affordable, safe, and sanitary housing to all residents. In addition the City would like to maintain quality housing and a range of housing sizes, costs, and densities, to make it possible for all who work in the City to also live in the City.

<u>Opportunities</u>

- Eliminate substandard housing in the City of Villa Rica
- Stimulate infill housing in existing neighborhoods
- Create housing through adaptive reuse of existing buildings
- Enhance the City's existing supply of housing by promoting conservation practices, supporting rehabilitation programs and encouraging the replacement or restoration of dilapidated structures.

<u>Policies</u>

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

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

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

<u>Issues</u>

The City of Villa Rica wishes to continue to promote traditional neighborhood development patterns, as well as mixed use developments that encourage a pedestrian friendly environment.

<u>Opportunities</u>

- Change land use and development regulations (such as zoning and subdivision regulations) to allow or promote accessory apartments, "granny flats," and carriage houses as alternative affordable housing; zero lot line or cluster housing.
- Create mixed-income and mixed-use neighborhoods and/or the creation of housing within walking distance to employment and commercial centers.

<u>Policies</u>

Housing Choices – A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting

distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

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

Issues

The City of Villa Rica wishes to minimize the conversion of undeveloped land at the urban periphery in order to maximize the use of existing infrastructure.

Opportunities

- Take advantage of existing state and federal housing programs that address the   identified housing needs and goals of the City of Villa Rica.
- Preserve stable residential neighborhoods throughout the City and initiate actions to enhance the character of the historic homes located in and around the downtown area.
- Maximize the use of existing infrastructure by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Policies

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

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

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

Issues

The City of Villa Rica would like to assure its residents availability to adequate, safe, and convenient housing opportunities. One way to assure quality workmanship in construction is to increase the building standards.

- Ensure a licensing and certification program for buildings and developers and assure that all new construction meets minimum building code requirements, is energy and water efficient, that all materials meet quality standards, and that standards for material are equal to or better than the standards set by the manufacturer.
- Strengthen local building code.
- Ensure that building inspectors are thoroughly trained and supervised.

Policies

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

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

Community Facilities

Issues

The City of Villa Rica wants to ensure that public facilities have the capacity to maintain or enhance health, safety, and quality of life.

Villa Rica will need to plan for assurance that the water supply and wastewater capacity can meet current and future demands.

Opportunities

- Require development approvals to be consistent with available capacity.
- Provide water and sewer only within an adopted Urban Growth Boundary.
- Secure future water supply.
- Address the immediate need to expand wastewater treatment capacity.

Policies

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

<u>Issues</u>

The City of Villa Rica would like to insure that residents are provided access to quality cultural arts and recreation facility programs.

<u>Opportunities</u>

- Develop parklands in all parts of the City.
- Promote the development of venues for the arts.
- Expand recreation department staff to meet needs of new facilities

<u>Policies</u>

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

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

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<u>Issues</u>

Villa Rica would like to continue to expand and upgrade their infrastructure in an affordable and equitable manner.

<u>Opportunities</u>

- Develop a long-term capital improvement plan.
- Ensure that new development pays for itself through use of regulatory tools such as impact fees and development exactions.

<u>Policies</u>

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

<u>Issues</u>

The City of Villa Rica would like to use the following tools for planning for community facilities: according to need, population density, land use continuity, natural resources suitability, compatibility with historic resources, user safety, neighborhood policies, and the optimum allocation of public funds.

<u>Opportunities</u>

- Extend and improve public services and facilities on a priority basis into areas with an existing need or into areas where the timing for urban development is appropriate.
- Ensure that new development bare an equitable share of and responsibility for the cost of new public services and facilities.
- Coordinate all land use plans and capital improvement plans to assure they are mutually supportive and complies with the area's development concept.
- Ensure that public facilities comply with all county, regional, state and federal government regulations.

<u>Policies</u>

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Land Use and Growth

<u>Issues</u>

The City of Villa Rica wishes to maintain a balanced sustainable land use pattern, which accommodates projected growth, while fostering community vitality, encouraging employment opportunities and economic development, while maintaining or improving the quality of life for the community.

<u>Opportunities</u>

- Participate in joint economic development initiatives with the County that result in fiscal and employment benefits.

- Designate, serve and protect sufficient economic development sites to accommodate long-term employment growth.
- Support economic development initiatives that meet the employment needs of existing residents with limited education and attract higher wage opportunities for the future.
- Link economic development subsidies and programs to specific performance targets (e.g., numbers of jobs at target wage/salary rates, tax generation or payments in lieu of taxes, and other measurable community benefits).

Policies

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

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

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

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

Issues

Mitigate land use transitions to ensure that agricultural, residential, industrial, commercial and environmental lands can serve their intended functions and are compatible with the adjacent land use.

Opportunities

- Require development approvals to be consistent with the Future Land Use Plan and other plan directives.
- Adopt appropriate compatibility standards that buffer dissimilar land uses or otherwise mitigate negative impacts through building and site design standards.

- Preclude residential development within planned industrial and business park areas as well as significant flood hazard areas.
- Ensure that new residential development is designed to minimize conflicts with existing development at lower densities.
- Review the Future Land Use Plan and the goals and policies of this Plan on a biannual basis to determine if changing conditions warrant as plan amendments.

Policies

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

Issues

Villa Rica should execute an agreement with Carroll and Douglas Counties to ensure that development in the City's urban growth area is consistent with applicable City standards for land use and infrastructure.

Opportunities

Coordinate with Carroll and or Douglas County as appropriate to ensure that within the Urban Growth Area:

- Land uses are consistent with the City's future land use map;
- Densities/intensities are consistent with the City's plans to provide centralized water, sewer and other public facilities;
- All development within the UGA will be served by adequate public facilities at adopted levels of service.
- Public improvements are consistent with applicable City plans and design standards;
- The use of private on-site facilities (e.g., septic tanks and water wells) will be limited and only allowed when they will not present a barrier to coordinated urban growth and the efficient extension of municipal facilities;
- Site design standards are consistent with applicable city standards;
- Buildings will be constructed in accordance with the applicable City building codes;
- Development review procedures are streamlined to encourage planned development, and to minimize procedural redundancy; and
- Regulatory and enforcement responsibilities are clearly assigned to the appropriate jurisdiction

Permit interim development within the UGA provided that:

- The land use and transportation facilities are consistent with adopted plans and applicable inter-governmental agreements;

- Development is designed to be compatible with planned land uses;
- Lots are clustered and do not exceed ½ acre, except as necessitated by environmental constraints;
- Centralized water service meeting adopted fire protection standards is available; and
- Funding and design provisions are made for future connection to centralized water and sewer facilities.

Policies

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

Issues

Villa Rica would like to encourage employment in commercial corridors areas by targeting arterial street corridors for commercial and employment opportunities that support community vitality and enhance the attractiveness of the corridors.

Opportunities

- Avoid shallow strip development along corridors and encourage nodal development patterns, where commercial uses interconnect with each other and adjacent residential neighborhoods through common access points along arterial street corridors.
- Encourage property access from a system of collectors or side streets that are generally parallel to the arterial street corridor.
- Ensure that new development and redevelopment are designed to be compatible with the function of the corridors and to establish an attractive environment for users of corridors.
- Design standards in corridors should address landscape, building form and materials, parking area design, signs and other site design factors.
- Ensure that Adequate Public Facilities (APF) is available concurrently with development in these corridors.
- Participate in the development costs of these public facilities when consistent with adopted economic development objectives and policies.

Policies

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

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

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

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

Issues

Villa Rica would like to encourage high quality residential development and limited support businesses and institutions where adequate infrastructure and services are available.

Opportunities

- Require residential development to fund its proportional share of public facilities to meet its demands.
- Ensure that public facilities are adequate to meet the demands of new development as development occurs in accordance with adopted level of service standards.
- Allow neighborhood scale retail and service uses, as well as institutional uses, at appropriate locations, in residential areas through the planned development process. Such uses shall be located where adequate facilities, including adequate road capacity are available to meet long-term demands to be generated by the uses.
- Ensure that residential development occurs in a logical growth pattern by precluding premature subdivision, which is evidenced by:
    o Inadequate roads, water or wastewater service;
    o Excessive separation from existing suburban development;
    o The predominance of agricultural operations in the vicinity; and/or
    o Inadequate fire and emergency medical service response times
- Ensure that residential development is designed and constructed to be a long-term asset to the City through effective design standards addressing open space, building materials and building design.

Policies

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

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Housing Choices – A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting

distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

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

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

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

Issues

Downtown Villa Rica would like to encourage a mix of zonings, capital investments and other growth management techniques to increase downtown economic activity and residential development.

Opportunities

- Establish a civic center in the Downtown area to accommodate City Hall and various community facilities.
- Extend planned pedestrian and parking improvements along the rail corridor and Highway 78 to connect the planned civic center and storefronts along Highway 78 from Stone Street to West Wilson Street.

- Promote compatible residential infill and redevelopment of detached and attached single-family dwellings within walking distance (1/4 mile) of Downtown businesses.
- Facilitate development of a downtown auto museum at the existing Avanti factory through the provision of public improvements that support tourist access and assistance with the process of redeveloping existing structures.

Policies

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

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

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

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

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

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Transportation

Issues

The transportation network should support planned development patterns to maximize the capacity of the existing and planned transportation network.

Opportunities

- Establish and adopt Level of Service Standards (LOS) for transportation facilities and services to be achieved and/or maintained during the first ten-year planning period through capital improvements, service expansions or other strategies.
- Ensure the adequacy of the existing and projected transportation system to evacuate populations prior to an impending disaster.
- Provide land development regulations and incentives to ensure that new development does not cause the City of Villa Rica's adopted level of service for an individual transportation facility, to decline below the established transportation performance measures, and to insure that transportation capital improvements or other strategies needed to accommodate the impacts of development are made concurrent with the development.

Policies

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

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

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

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

<u>Issues</u>

Villa Rica would like to expand and encourage alternatives to automobile transportation, such as transit, bicycle routes, and pedestrian facilities.

<u>Opportunities</u>

- Villa Rica should recommend or draft standards for bicycle and pedestrian facilities, and programs or actions to promote the use of bicycles and walking.
- In addition, the City of Villa Rica should provide ways for pedestrians and cyclists to access downtown and its community centers from the residential areas of the City. This could be achieved by provision of sidewalks, nature and bike trails, and safer railroad crossings.

<u>Policies</u>

Growth Preparedness - Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

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

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

<u>Issues</u>

Vila Rica would like to preserve their traditional downtown areas and encourage the development of newer activity centers, which serve as community focal points. These community centers should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

<u>Opportunities</u>

- Draft additional detailed sub-plans, such as corridor plans, gateway plans, and use other measures, such as traffic-calming measures, street realignments, inter-model connections, pedestrian or sidewalk plans, bikeway plans, etc., to achieve specific, targeted transportation goals and/or policies.

- Do a traffic study that examines growth trends and travel patterns and interactions between land use and transportation, and assesses compatibility issues between land use patterns and transportation facilities.

Policies

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

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

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

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

Intergovernmental Coordination

Issues

In order to properly provide the needed services for the City of Villa Rica, the community must plan with neighboring counties and within the region.

Collaborative planning helps to set priorities and promotes success in identifying shared needs of services, such as protection of shared natural resources, the placement of educational facilities, etc.

- Mechanisms to share information among surrounding jurisdictions should be developed and strengthened to aid mutual cooperation and communication.
- Conflict resolution should be handled through established mediation processes or an informal means.
- Comprehensive plans and implementation actions should be coordinated with surrounding jurisdictions as they are developed.

Policies

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

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

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

Issues

The City of Villa Rica promotes and prefers multi-jurisdictional solutions instead of separate local approaches, particularly when the result is greater efficiency, which translates to less cost to the taxpayer.

Opportunities

- Promote multi-jurisdictional joint funding and operations to meet shared needs.
- Participate in regional discussions, affecting service delivery, transportation, water and wastewater needs, and land use planning.
- Establish joint planning and decision-making on population projections and the location and extension of public facilities.
- Establish joint planning and decision-making for the location of facilities with countywide significance, such as water supply reservoirs, water and wastewater treatment facilities, and solid waste disposal facilities, etc.

Policies

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

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

Growth Preparedness – Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

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

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

Implementation Program

This section will identify what types of goals that the City would like to accomplish as well as identify a time frame and cost for completion of those accomplishments.

Short Term Work Program 2008 to 2013

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
COMMUNITY FACULTIES									
Amphitheatre		X					City	$828,000	Gen. Fund, SPLOST
City Hall Road			X				City	$80,000	General Fund/Bond
City Hall Parking Lot				X			City	$600,000	Gen. Fund, SPLOST
Renovate City Hall			X	X			City	$2.4 Million	Gen. Fund, SPLOST
Waste Water Plant Extension		X	X	X			City	$35 Million	Gen. Fund, GEFA, SPLOST, CDBG
Downtown Waterline Replacement		X	X	X	X	X	City	$1 Million	Gen. Fund, SPLOST
4 Year Meter Replacement Program	X	X					City	$100,000	SPLOST/County

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
COMMUNITY FACULTIES									
Contract with Douglas County Water & Sewer Authority	X						City / Douglas County	N/A	Gen. Fund
Bay Springs Regional Lift Station		X	X				City	$805,000	Water Sewer Gen. Fund, SPLOST
SR 61 Waterline & Booster Pump		X					City	$1,000,000	Water Sewer Gen. Fund, SPLOST
Cowan Lake Pump		X					City	$100,000	Water Sewer Gen. Fund, SPLOST
Rockmart Conners Water Line Loop		X	X				City	$275,000	Water Sewer Gen Fund SPLOST
Dallas Hwy Stockmar Rd Water Line Loop			X				City	$225,000	Water Sewer Gen Fund SPLOST
Florence Circle/Edge Rd lift station			X	X			City	$500,000	Water Sewer Gen Fund SPLOST
Mirror Lake water Tank				X	X		City	$1, 500,000	Water Sewer Gen Fund SPLOST

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
Chandler St Culvert Replacement		X	X				City	$100,000	Water Sewer Gen Fund SPLOST
Off Channel Water Storage					X	X	City	$10,500,000	Water Sewer Gen Fund SPLOST
North Plant to West Plant Sewer Loop						X	City	$18,000,000	Water Sewer Gen Fund SPLOST
Street Repairs/ Drainage		X	X	X	X	X	City	500,000	Gen. Fund, SPLOST
Caution lights for major roads		X	X	X	X	X	City	$500,000	Gen. Fund, SPLOST
Garage Maintenance and Equipment		X	X				City	$11,000	Gen. Fund, SPLOST
Sidewalk system improvements		X	X	X	X	X	City	$875,000	LCI Grant / City
North Villa Rica bypass engineering		X	X	X	X	X	City	$2 Million	Gen. Fund SPLOST
Water Sewer Lines Improvement & Meters		X	X	X	X	X	City	$1 Million	Gen. Fund SPLOST
Fire Hydrant Replacement			X	X			City	$16,000	Gen. Fund SPLOST

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
North loop water water/sewer line extension			X	X			City	$1,250,000	Gen. Fund SPLOST
State Construction Application for Library Addition		X	X	X			City	Part of above estimate	SPLOST
Construction of Additional 10,000 sq. ft. of Library Space					X		City	$2 Million	State Funding/ Grant Monies/ Gen Fund
Code Book Codification and Upkeep with website access		X					City	$10,000	Gen Fund
North Plant Digester		X					City	$750,000	SPLOST/ Water Sewer
Phase I New Sewer Plant Expansion (1.4 mgd addition)	X	X	X	X			City	$16 Million	Gen. Fund, SPLOST

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
Water/wastewater sewer mode	X	X	X	X	X	X	City	$17,500	Gen. Fund, SPLOST
TRANSPORTATION									
Engineering for North Villa Rica By-pass	X						City	$65,000	Gen Fund
Construction Drawings for North Villa Rica Bypass	X						City	$650,000	Gen Fund
Streetlight at Shoreline Dr and Mirror Lake Blvd			X				City	$120,000	Gen Fund
Purchase and Protect Green Space	X	X	X	X	X	X	City	$100,000 year	SPLOST/ Gen Fund

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
ECONOMIC DEVELOPMENT									
Develop a Downtown Master Plan		X					Chatt - Flint RDC	$16,500	Gen Fund/DDA
Fund Downtown Development Enterprise Fund to encourage new businesses to locate in downtown, i.e. parking decks, sidewalks	X	X	X	X	X	X	City	50,000 / yr	SPLOST
HOUSING									
Conduct Housing Training for City Staff		X	X				DCA	$ 2000	Gen Fund
HISTORIC RESOURCES									
Become a Certified Local Government			X				City	N/A	N/A

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
LAND USE									
Implement Downtown Master Plan			X	X			City / DDA	Cost TBA	Gen Fund
POLICE DEPARTMENT									
Purchase police vehicles	X	X	X				City	$75,000	Gen. Fund
PARKS & RECREATION									
Wetland Mitigation		X	X				City	$100,000	Gen. Fund, SPLOST
Green space Acquisitions		X	X				City	$50,000	Gen. Fund, SPLOST
Recreation park site improvement		X	X	X	X	X	City	$1,050,000	Gen. Fund, SPLOST, Grants
Centerfield Park Project Lease		X	X				City	$267,000	Gen. Fund, SPLOST, Grants

Project or Activity	2008	2009	2010	2011	2012	2013	Responsible Party	Estimated Cost Implementation	Funding Source if Applicable
Spring Lake Park Project		X	X				City	$100,000	Gen. Fund. SPLOST, Grants
CCC Passive Park and Trails		X	X	X	X		City	$125.000	Gen. Fund, SPLOST, Grants
Goldmine Project Park		X	X				City	$100,000	Gen. Fund, SPLOST, Grants
Purchase new land for soccer fields			X				City	$200,000	Gen. Fund,
Track and field facility					X		City	$400,000	SPLOST
Continue Development of the Pine Mountain Museum			X	X	X	X	City	$400,000	Capital Fund
Development of Spring Lake Nature Park			X	X	X	X	City	$800,000	Gen. Fund
Purchase Land for Gymnasium				X			City	$200,000	Gen. Fund
New Aquatics Center				X	X	X	City	$6.5 Million	Gen. Fund
Multi - Use Trail		X	X					$500,000	Grant

Report of Accomplishments from 2008 to 2013

Project or Activity	Status of Project or Activity				** Currently underway or temporarily postponed activities or projects should appear in new STWP
Project or Activity	**Completed**	**Currently Underway**	**Postponed**	**Not Accomplished**	**Explanation**
COMMUNITY FACILITIES					
Contract w Douglas County Water & Sewer	X				
Contract w Carroll County Water	X				
North Sewer Plant Expansion				X	Does not comply with the Metropolitan North Georgia Water Planning District Plan
Identify Inflow/ Outflow		X			
Inflow/ Outflow Rehabilitation		X			
West Sewer Plant Expansion		X			
Property Acquisition for West Sewer Plant	X				
Construct Pine Mountain Gold Mine Museum	X				

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
Rehab Centerfields Ball Fields	X				
Construct Public Works Building			X		Relocated to existing Avanti building
Develop Spring Lake Nature Park			X		No Funding
Spring Lake Master Plan	X				
Conduct Water Rate Study	X				
Complete Downtown Landscape Improvements		X			
Downtown Waterline Replacement			X		No Funding

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
800 MHZ Radio System				X	County Wide Plan on hold by County
3 Year Meter Replacement Program		X			
Acquire Land for Library				X	Reviewing Alternatives
Low Pressure Waterline & Sewer Line Upgrade		X			2007 – 2008
Waterline Extension from US 78 to Industrial Park				X	It was determined that the extension was not needed at this time

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
Purchase & Install Sewer Flow Management Equipment		X			
Build Water Tank on NW SR 101			X		Postponed due to slow down in development and delay in northern bypass.
Build Settling Pool for water Plant			X		No Funding
TRANSPORTATION					
Industrial Park Turn Lanes on Industrial Blvd			X		No Funding
Engineering for North Villa Rica By-pass	X				

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
NATURAL RESOURCES					
Purchase and protect Green space throughout Villa Rica in Carroll and Douglas Counties		X			
ECONOMIC DEVELOPMENT					
Develop a Downtown Master Plan		X			
Purchase 20 acres for Economic Development Zone in Downtown Area				X	No Funding
Fund Downtown Development Enterprise Fund to Encourage New Businesses to Locate in Downtown			X		

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
HOUSING					
Conduct housing Training for City Staff				X	Not in current plans
HISTORIC RESOURCES					
Become a Certified Local Government		X			
Develop a Villa Rica Historic Register		X			
Conduct an Historic Resources Survey		X			

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation
LAND USE					
Implement Downtown Master Plan		X			
Submit A Livable Centers (LCI) Initiative Grant	X				
Establish Overlay Districts	X				
Rewrite Planning & Zoning Codes	X				
Comprehensive Plan Update		X			

Figure 11- Resolution to Transmit

STATE OF GEORGIA
COUNTY OF CARROLL
COUNTY OF DOUGLAS

RESOLUTION
to transmit Partial Plan update of the 20-year Comprehensive Plan to the
RDC for review and comment

WHEREAS, the City of Villa Rica has completed the Partial Plan Update document as part of the 20-year Comprehensive Plan Update, and,

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on 7-28-09 ; and 8-4-09

WHEREAS, City of Villa Rica Mayor and Council certifies that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft document of the 20-year Comprehensive Plan Update;

NOW, THEREFORE, be it hereby resolved by the Mayor and Council of the City of Villa Rica that this body does hereby transmit the Partial Plan update of the 20-year Comprehensive Plan Update to the Three Rivers Regional Development Center and the Georgia Department of Community Affairs for official review.

So resolved this 4th day of August, 2009

_____
J Allen Collins – Mayor

_____
Perry Amidon – Councilmember

_____
Woody Holland – Councilmember

_____
Verland Best – Councilmember

_____
Shirley Marchman – Councilmember

_____
Joseph Kelley – Councilmember

ATTEST:

_____
Reedell Sexon – City Clerk

Chattahoochee-Flint

Regional Development Center

September 5, 2008

Renetta L. Hobson
Area Planner – Region 4
Georgia Department of Community Affairs
Office of Planning and Quality Growth
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

RE: Villa Rica Comprehensive Plan – Community Agenda

Dear Ms. Hobson:

The City of Villa Rica was recently told that if its existing plan was completed under the
old standards, the plan will now have to be updated under the new planning requirements.
The City is understandably concerned about keeping its Qualified Local Government
status, if it has to repeat, complete and adopt a new comprehensive plan by 10-30-08.

The City adopted its current comprehensive plan in 2007. That plan was completed to
old standards, but meeting the spirit of the new ones. There was extensive public
participation, with well attended community meetings, and the City took (and continues
to take) this plan seriously, which I appreciate.

On December 8, 2006, we were informed in a letter from Jim Frederick to Henry Booker
that "Our (DCA) staff has reviewed the Draft Comprehensive Plan for the City of Villa
Rica and finds that it adequately addresses the Local Planning Standards." Following
that, the City adopted its Comprehensive Plan.

In discussions with you today, it appears that DCA has accepted the City's community
participation and community assessment, but a Community Agenda is still needed.
I feel that a good Community Agenda is contained in, and can be pulled from, the
existing Villa Rica Plan. Most of this material is currently in the front of the plan, in
executive summary format. To prepare a Community Agenda for you, we could:

   1) Use the existing plan's Community Vision statement,

   2) For Character Area Map, use the existing plan's Future Land Use Composite,
       including Planning Area sub-maps and definitions of the various land use
       categories, such as residential – suburban, residential – medium density,
       residential – high density, business park, Loop/NE Quadrant, Mirror Lake Area –
       Unplatted, E Hwy 8/78 Corridor, Neighborhood Infill, North Dallas Road
       Corridor, etc, which together cover the entire city limits.

13273 Highway 34 East, Post Office Box 1600, Franklin, Georgia 30217
(706) 675-6721 (770) 854-6026 FAX (706) 675-0448
email: cfrdc@cfrdc.org
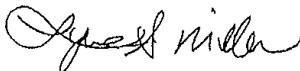
R. Hobson
September 5, 2008
Page two

3) For each of these future development categories, add relevant Quality Community Objectives and implementation measures,

4) Give DCA the GIS meta-data for the Land Use Composite and sub-maps,

5) Change "Goals and Objectives" to "Issues and Opportunities," and "Policies"

6) Advance the Short Term Work Program by 2 years, and

7) Use the Report of Accomplishments for Years 2001-2007.

If we can place this Community Agenda under 45-day public review by mid-September, we'll come close to or make the October 30 local adoption deadline.

Please let us know if we can proceed in this manner, to make Villa Rica's plan fully current and compliant. The Chattahoochee-Flint RDC will help the City pull together the Community Agenda.

Thank you, Renetta.

Sincerely,

Lynne S. Miller, AICP
Planning Director

CC: Taurus Freeman, City of Villa Rica
     Larry Wood, City of Villa Rica
     Eric Lacefield, City of Villa Rica
     Henry Booker, Chattahoochee-Flint RDC

From: Renetta Hobson [rhobson@dca.state.ga.us]
Sent: Friday, September 12, 2008 10:42 AM
To: Lynne Miller

Cc: Taurus Freeman
Subject: Villa Rica
Good Morning:

This is what Jim has agreed to:

Partial update as Lynn has proposed in 9/5/08 letter, but not due until **10/31/09.**

A QLG extension letter will be sent out, extending the deadline to 10/31/09, with a partial update due by that new deadline.

Next deadline after that will be 10/31/13 when only a STWP Update will be due.

I called the RDC this morning and no one answered. I'm not sure what's going on, Lynne. Taurus I also let a message with your office as well. I wanted to make sure I was able to get a resolution to this matter and I do hope both of you are pleased with the outcome. Please feel free to give me a call today, I am in the office all day today and my direct number is 404-679-3111. Thanks!
Renetta

_____

Renetta L Hobson
Georgia Department of Community Affairs
Office of Planning & Quality Growth
404-679-3111 (phone)
404-679-0646 (fax)

Your feedback is important to us. Please help us better serve you by taking a moment to complete the **OPQG Survey***"Partnering with communities to help create a climate of success for Georgia's families and businesses"*

From: Carter Thompson [cthompson@cfrdc.org]
Sent: Monday, April 27, 2009 1:54 PM
To: lmiller@cfrdc.org
Subject: Fw: Review of Draft Community Agenda for Villa Rica

---------- Forwarded Message -----------
From: "Jim Frederick" <jim.frederick@dca.ga.gov>
To: <cthompson@cfrdc.org>, <lmiller@cfrdc.org>
Cc: "PEMD OPQG Administration" <pemd.opqga@dca.ga.gov>, "Renetta Hobson"
<renetta.hobson@dca.ga.gov>
Sent: Fri, 24 Apr 2009 17:56:26 -0400
Subject: Review of Draft Community Agenda for Villa Rica

Carter and Lynne -

I have reviewed the draft Community Agenda for Villa Rica and have
determined that this would meet the requirements for a partial update
(as agreed via e-mail subsequent to Lynne's letter to us of September 5,
2008) with only the following changes:

1)   Provide explanations for items listed as postponed in the
report of accomplishments.

2)   Revisit the STWP and consider including work items other than
capital improvements or investments. Given the list of issues and
opportunities identified, it seems that the implementation program is
too focused on capital projects. As one example, what is going to be
done (in the implementation program) to address the issue of "Conserve,
protect and promote natural resources in the city"? Each issue and
opportunity identified must be addressed in the implementation program
(i.e., with corresponding STWP activities, longer term activities, or
policies).

In order for this to meet requirements of a full plan update the
following additional changes will need to be made:

1)   Use real character areas for the Future Development Map - what
they have included are basically just land use categories. This means
identifying neighborhoods, and other areas of the community that should
be treated as a unit for planning and implementation purposes (such as
the downtown, major road corridors, etc.) Please refer city officials
to the State Planning Recommendations for typical character area types.

2)   The Defining Narrative for each of the character areas must be
more thorough than was included here. In particular, it would need to
provide:

*   More detailed "description, pictures, or illustrations that make
it clear what types, forms, styles, and patterns of development are to
be encouraged in the area;" and

*   More specific "identification of implementation measures to
achieve the desired development patters for the area."

So the city needs to decide whether to submit this as a partial update or full plan update. The difference to the city would be:

*   If submitted as Partial Update - next plan submittal due to RDC and DCA would be an STWP update, due 10/31/2012. Their next full plan update would be due five years after that, or 10/31/2017.

*   If submitted as Full Plan Update - next plan submittal due to RDC and DCA would be an STWP update, due 10/31/2014. Their next full plan update would be due five years after that, or 10/31/2019.

Please let me know if you have any questions.

- Jim

Jim Frederick, Director
Office of Planning and Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
(404) 679-3105
jim.frederick@dca.ga.gov
------- End of Forwarded Message -------

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Open WebMail Project (http://openwebmail.org)