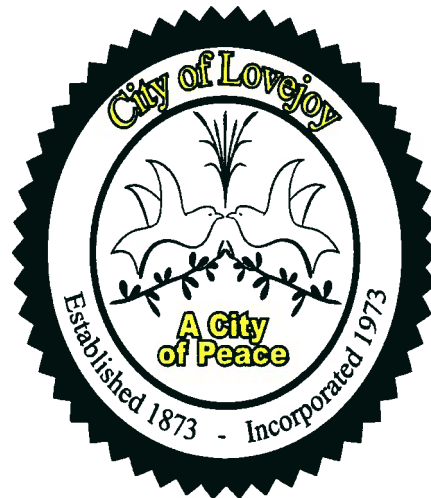


CITY OF LOVEJOY

Comprehensive Plan

Partial Update



September, 2009



City Council

Joe Murphy, Mayor

Bobby Cartwright, Pro Tem

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Georgia Department of Community Affairs Office of Planning and Quality Growth

To the
Local Government Comprehensive Plan
March 2007

Purpose

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Updates should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

Required Components

For local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards a partial update will require:

1. **A Quality Community Objective (QCO) assessment**
 - a. Evaluate the community's current policies, activities and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.
2. **An analysis of Areas Requiring Special Attention**
 - a. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:
 - i. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
 - ii. Areas where rapid development or change of land uses is likely to occur
 - iii. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
 - iv. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)
 - v. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.
 - b. Indicate the identified Areas Requiring Special Attention on a map of the community.
3. **Identification of Issues and Opportunities** resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.

4. **An updated Implementation Program** with revisions as necessary to address the additional Issues and Opportunities identified above. The updated Implementation Program should include:
 - a. A **Short Term Work Program (required)** that identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
 - i. Brief description of the activity
 - ii. Timeframe for undertaking the activity
 - iii. Responsible party for implementing the activity
 - iv. Estimated cost (if any) of implementing the activity
 - v. Funding source(s), if applicable
 - b. **Long-Term and Ongoing Activities (optional)**: Identify specific long-term or ongoing implementation activities to be undertaken beyond the interim planning period.
 - c. **Policies (required)**: Include any policies the local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities. Refer to recommended policies listed in the State Planning Recommendations for suggestions.
 - d. **A Report of Accomplishments (required)** that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

For local governments updating comprehensive plans prepared under the 2005 Local Planning Requirements (current requirements) a partial update will require:

- An evaluation of the plan and the governments progress with implementation of its plan (a Report of Accomplishments)
- An updated QCO Assessment indicating the local government's progress toward achieving the Quality Community Objectives identified as "pursued" in each character area in the Community Agenda
- An updated STWP with revisions as necessary to address issues and opportunities identified above.
- A report of Accomplishments that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Procedural Requirements

1. **Transmittal and Review of the Partial Update.** Upon completion, the local government must submit its Partial Update to the regional development center for review. The update must be completed well in advance of the local government's recertification date, in order to allow adequate time for review prior to adoption.

- a. **Required Public Hearing.** The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the regional development center. The purpose of this hearing is to brief the community on the identified issues and opportunities (based on the QCO analysis and the identified Areas Requiring Special Attention) that will be addressed through the updated Implementation Program, allow the community an opportunity to comment, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Partial Update must be transmitted to the regional development center by resolution of the governing body.
- b. **Completeness Check.** The regional development center shall determine whether the Partial Update is complete, within seven days of receipt. A Partial Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any prior to further process. The regional development center shall forward a complete submittal to the Department immediately upon making a completeness finding.
- c. **Notification of Interested Parties.** Once the regional development center has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:
 - i. Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update
 - ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)
 - iii. Regional development centers that are contiguous to the local government or that are likely to be affected by the Partial Update
 - iv. Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.
- d. **Regional Hearing:** Within 25 days after certification of the completeness of the Partial Update the regional development center may (at its sole discretion) conduct a hearing at which any local government, regional development center or other local, regional, or state agency may present its views on the Community Agenda. The rules for conducting such hearings must be adopted by the board of directors of the regional development center and approved by the Department.
- e. **Regional Development Center Review:** The regional development center shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the regional development center's region.
- f. **Department Review:** The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by the community in order for the Community Agenda to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the regional development center for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.
- g. **Final Report of Findings and Recommendations:** Within 40 days after certification of the completeness of the Partial Update, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:

- i. Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing
 - ii. The regional development center's findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings
 - iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.
- h. **Petition for Reconsideration:** Within ten days after the regional development center's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the regional development center for a "reconsideration hearing." This hearing shall be scheduled and held by the regional development center within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the regional development center shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.
- i. **Conflict Mediation:** Informal or formal mediation of conflicts relating to the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.
- j. **Adoption of the Partial Update.** Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvements included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the regional development center as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved Partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.
- k. **Notification of Local Adoption:** Within seven days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the regional development center in writing. Within seven days of receipt of this written notice, the regional development center shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.
- l. **Qualified Local Government Certification:** Once the Department has been notified by the regional development center that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirement and O.C.G.A. 50-8-2(a)(18).
- m. **Publicizing the Partial Update:** Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed.

INTRODUCTION

1. QUALITY COMMUNITY OBJECTIVES ASSESSMENT

- Development Patterns
- Resource Conservation
- Governmental Relations

2. AREAS REQUIRING SPECIAL ATTENTION

- Areas of significant natural or cultural resources
- Areas where rapid development or change of land uses is likely to occur
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- Large abandoned structures or sites, including those that may be environmentally contaminated
- Areas with significant infill development opportunities
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole:

3. ISSUES AND OPPORTUNITIES

4. IMPLEMENTATION

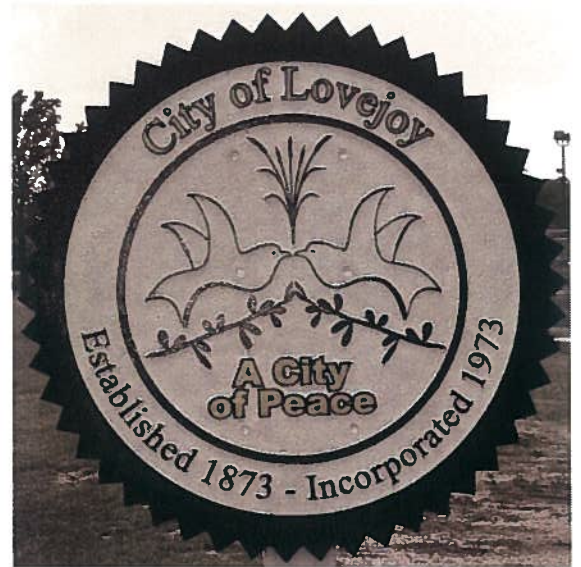
- Policies
- Short Term Work Program
- Report of Accomplishments

Introduction

The City of Lovejoy's Mayor and Council along with their staff teamed up to put together this 2009 Partial Update to Lovejoy's Comprehensive Plan. Lovejoy's current Comprehensive Plan was adopted in late 2004 and falls under the Minimum Planning Standards of 2004. As provided for under the regulations of the Georgia Department of Community Affairs Office of Planning and Quality Growth, the purpose of the Partial Update is to provide a document for use as a policy guide for the city in the interim period between Comprehensive Plan Updates. The Partial Update is intended to:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

Public review of this document has been set for July 13, 2009 during the Mayor and Council's Regular Business Meeting. Upon completion of the public review the City will accept comments for a period of two weeks. All necessary revisions will be addressed at the direction of the City Council. The final draft will be submitted to the Atlanta Regional Commission for a completeness check, upon their satisfaction, it will then be forwarded to the Georgia Department of Community Affairs for review.



I. Consistency with Quality Community Objectives

Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.

DEVELOPMENT PATTERNS

A. 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.*

	Statement	
1.	If we have a zoning code, it does not separate commercial residential and retail uses in every district.	No
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.	No
3.	We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	No
4.	Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	No
5.	We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Yes
6.	Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes
7.	In some areas several errands can be made on foot, if so desired.	Yes
8.	Some of our children can and do walk to school safely.	Yes
9.	Some of our children can and do bicycle to school safely.	Yes
10.	Schools are located in or near neighborhoods in our community.	Yes

- Lovejoy has completed and awaits the adoption of the Downtown Lovejoy Urban Redevelopment Plan. This document details the vision for the anticipated redevelopment of the downtown area including, a Downtown District Ordinance that will allow for the integration of residential uses into Lovejoy's downtown. The ordinance will incorporate accessibility plans and right-of-way improvements for both vehicular and non-vehicular traffic as proposed in the Urban Redevelopment Plan.
- The city maintains all the publicly owned property (including the community center and city parks).
- In order to protect and enhance the natural features currently found in Lovejoy, a city-wide tree ordinance is currently under development. The intent of the ordinance is to provide standards for the preservation and/or replacement of trees in the land development process.

B. 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 downtown or traditional urban core of the community.*

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

- The Downtown Lovejoy Urban Redevelopment Plan identifies specific projects that will be taken on by the City of Lovejoy in promoting the redevelopment of downtown.
- Lovejoy is in the process of creating a parcel data base, upon it's completion an inventory of available sites will be accessible.
- The current Zoning Ordinance allows for smaller lot development within the RMTH Attached Townhome District (2,300 s.f. minimum) and the PUD Fee Simple Detached Townhome District (3,600 s.f. minimum).

C. Sense of Place: *Traditional downtown 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.*

	Statement	
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.	No
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.	No
3.	We have ordinances to regulate the aesthetics of development in our highly visible areas.	No
4.	We have ordinances to regulate the size and type of signage in our community.	Yes
5.	We offer a development guidebook that illustrates the type of new development we want in our community.	No
6.	If applicable, our community has a plan to protect designated farmland.	N/A

- Historic sites will be inventoried with the completion of parcel database.

- The proposed Downtown District Ordinance will include architectural requirements and controls that bring distinctive to the City of Lovejoy.

D. 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 alternative transportation should be encouraged.*

	Statement	
1.	We have public transportation in our community.	No
2.	We require that new development connects with existing development through a street network, not a single entry/exit.	Yes
3.	We have a good network of sidewalks to allow people to walk to a variety of destinations.	No
4.	We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	No
5.	We require that newly built sidewalks connect to existing sidewalks wherever possible.	Yes
6.	We have a plan for bicycle routes through our community.	No
7.	We allow commercial and retail development to share parking areas wherever possible.	No

- Clayton County’s (C-TRAN) bus system currently does not extend into Lovejoy. Future plans for the Downtown Lovejoy area include the Georgia Regional Transportation Authority (GRTA) commuter rail, linking Atlanta and Macon. Current plans include construction of a rail station and supporting parking facilities at the site currently occupied by City Hall. Phase I includes a parking facility accommodating 800+ vehicles.
- Lovejoy requires sidewalks in all new developments through the plan review process.
- The state has identified McDonough Road as it runs through the northeast corner of Lovejoy’s City Limits, was been identified under the “Bicycle to School – Safe Routes” program

E. 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.*

	Statement	
1.	Our community is characteristic of the region in terms of architectural styles and heritage.	Yes

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

- Lovejoy's geographic location allows for several tourism and cultural opportunities including, the Atlanta Motor Speedway and Nash Farms in Henry County and the Soccer Complex and the aquatic center at the Justice Complex in Clayton County.

RESOURCE CONSERVATION

- A. **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.*

	Statement	
1.	We have designated historic districts in our community.	No
2.	We have an active preservation commission.	No
3.	We want new development to complement our historic development, and we have ordinances in place to ensure this.	No

- The Downtown Urban Redevelopment Plan identifies developmental controls as a means for the preservation of properties having historical value.
- The identification process for these properties is currently being developed.

- B. **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.*

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

- The current Zoning Ordinance permits conservation subdivision, however upcoming Zoning Ordinance revisions will allow more flexibility in the design and an increase to the percentage of open space (currently 20% - 40% proposed) required of these developments.

C. 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 reserved.*



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

- The parcel data base currently be developed will include an inventory natural resources.
- A tree ordinance, including both preservation and replanting requirements is currently being developed.

SOCIAL AND ECONOMIC DEVELOPMENT

- A. **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.*

	Statement	
1.	We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
2.	Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes
3.	Our elected officials understand the land-development process in our community.	Yes
4.	We have reviewed our development regulations and/or zoning code recently, and believe that our ordinance will help us achieve our QCO goals.	No
5.	We have a Capital Improvements Program that supports current and future growth.	Yes
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.	No
7.	We have clearing understandable guidelines for new development.	No
8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No
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.	Yes
10.	We have a public awareness element in our comprehensive planning process.	Yes

- In addition to the new regulations for the proposed Downtown District Ordinance, the City will begin the process of an ongoing review and update of all development regulations. Visuals will be expanded as necessary to communicate more efficiently it's intent.
- The City is currently updating the Capital Improvement Program.

B. 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.*

	Statement	
1.	Our economic development organization has considered our community's strengths and weaknesses, and has created a business development strategy based on them.	No
2.	Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	No
3.	We recruit firms that provide or create sustainable products.	No
4.	We have a diverse jobs base, so that one employer leaving would not cripple our economy.	Yes

- The city recognizes it's weakness in economic development and plans to direct more staff efforts accordingly.
- Join efforts with Clayton County's Development Authority and Chamber of Commerce in recruiting target business and/or industry identified in the Comprehensive Plan.

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

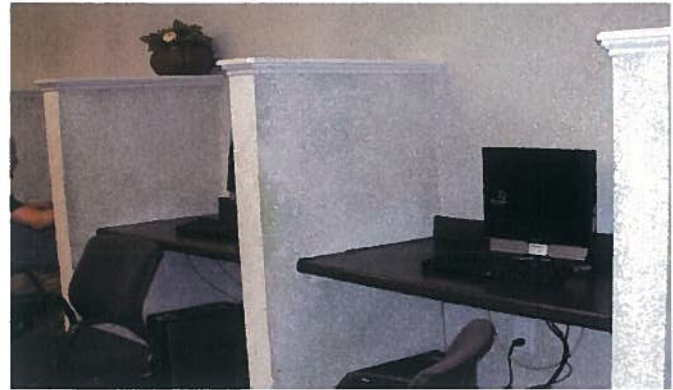
	Statement	
1.	Our economic development program has an entrepreneur support program.	No
2.	Our community has jobs for skilled labor.	Yes
3.	Our community has jobs for unskilled labor.	Yes
4.	Our community has professional and managerial jobs.	Yes

D. 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.*

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

- The Downtown District Ordinance will address the alternative housing needs within it’s defined district.
- The work to begin the process for a complete update to the 2004 Comprehensive Plan is set to begin the first of 2010.

E. Education 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.*



	Statement	
1.	Our community provides workforce training options for its citizens.	Yes
2.	Our workforce training programs provide citizens with skills for jobs that are available in our community.	No
3.	Our community has high education opportunities, or is close to a community that does.	Yes
4.	Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	No

- Lovejoy’s new Community Center is located in the heart of downtown and offers a variety of services to it’s residents.
- Lovejoy’s geographical location provides several higher educational opportunities reasonably accessible to city residents: Clayton State University, Griffin Technical College and The University of Georgia’s Griffin Campus.

GOVERNMENTAL RELATIONS

A. **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.*

	Statement	
1.	We participate in regional economic development organizations.	No
2.	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Yes
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.	Yes
4.	Our community things regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	Yes

- Lovejoy currently operates many services under the specifics of the Intergovernmental Coordination Element, 2004 Comprehensive Plan. However, as documented in the existing Comp Plan, many of these coordination efforts lack evidence of a written agreement.
- Inventory of Intergovernmental Coordination include: the Clayton County Board of Commissioners, the County Water Authority, the Clayton County Police Department, the Clayton County Sheriff, the Clayton County Board of Education, the Clayton County Development Authority and the Clayton County Housing Authority.

D. **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.*

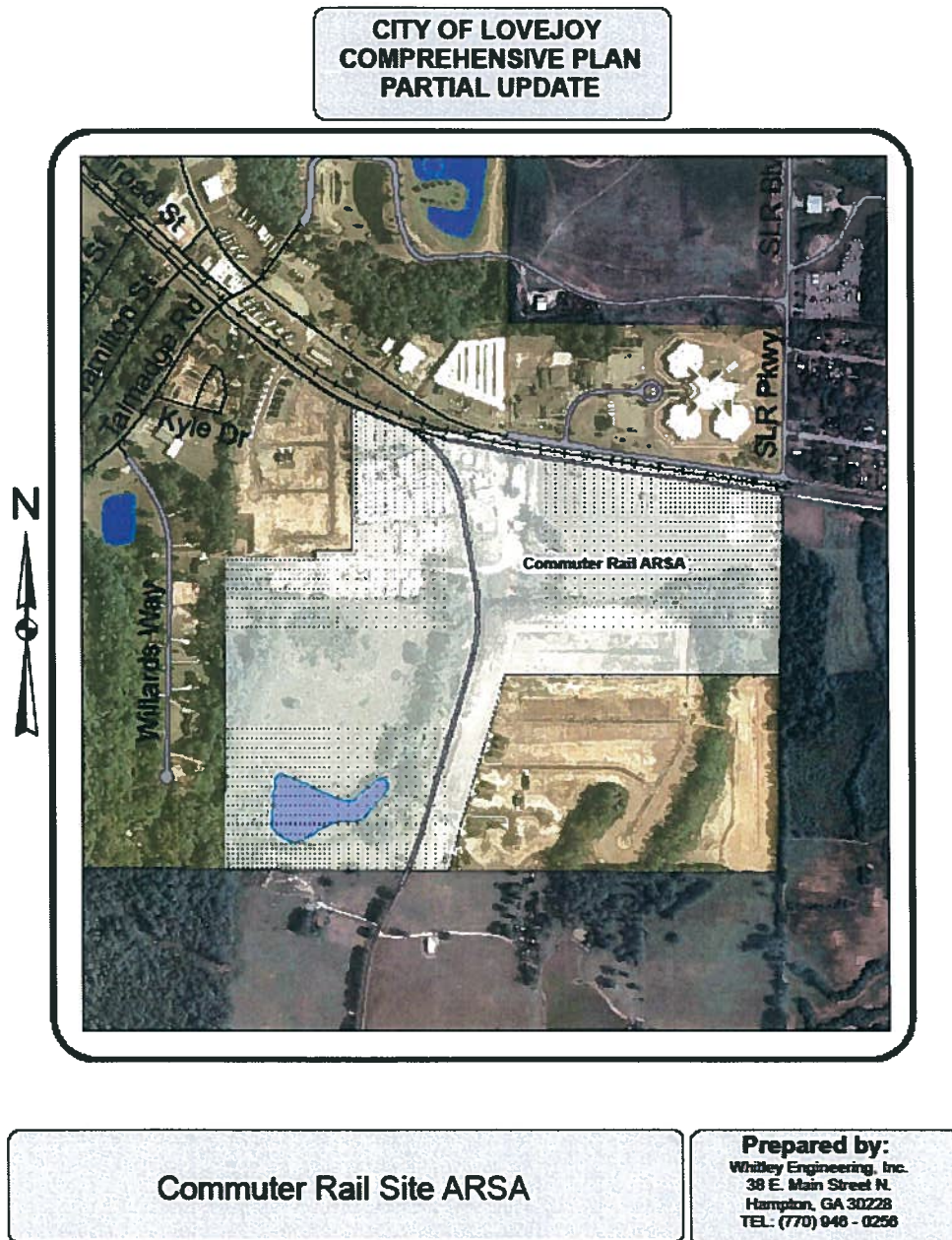
	Statement	
1.	We plan jointly with our cities and County for comprehensive planning purposes.	No
2.	We are satisfied with our Service Delivery Strategy.	Yes
3.	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	Yes
4.	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	Yes

- City staff actively serves on and participates with various committees organized by the state in preparation of the commuter rail system.
- Lovejoy maintains close working relationships on various levels with both Clayton and Henry Counties government entities

2. Analysis of Areas Requiring Special Attention

Commuter Rail Site

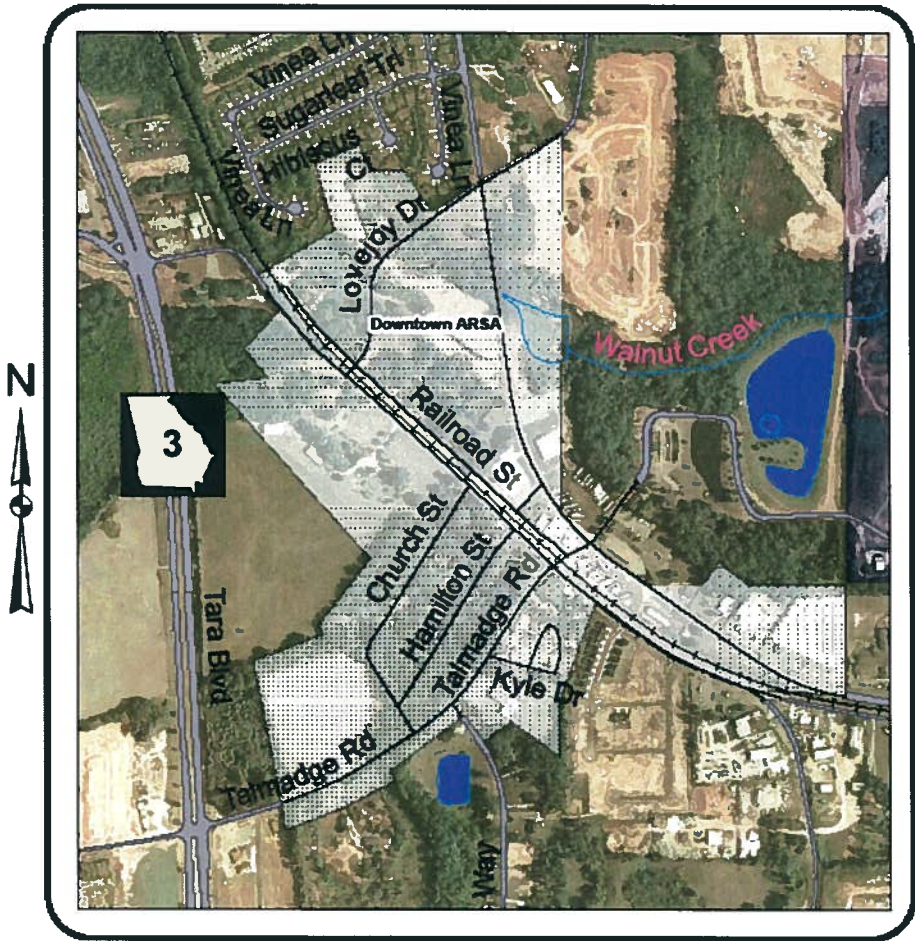
This area is located at the intersection of Lovejoy Road and Steele Road and continues along Lovejoy Road south to the county line. It includes the site of the proposed commuter rail station and the surrounding properties, both developed and undeveloped. The existing Future Land Use Plan depicts a mixture of land uses including single family residential, light industrial, public institutional and undeveloped/unused property and validates the need for a study of this area. Extensive research is needed to determine appropriate land use, density levels and roadway plans to service the future development of this facility. Initial efforts should include collaboration with multi-jurisdictional entities in Clayton, Henry and Fayette counties.



Downtown District

This site as identified on the map encompasses Lovejoy's main downtown area and continues west along Talmadge Road toward Tara Boulevard (Hwy 19/41). It includes the Community Center, Lovejoy Manor, the proposed public safety facility and portions of the Clayton County Landfill and the detention facility sites. Although, the City has not officially identified the boundary for the proposed downtown overlay, it is conceived that this rendition includes a majority of the sites that will be targeted under that plan. Unlike many downtown areas and with the exception of few properties, Lovejoy has a minimum amount historical buildings remaining in it's downtown, thus allowing a more flexible design.

**CITY OF LOVEJOY
COMPREHENSIVE PLAN
PARTIAL UPDATE**

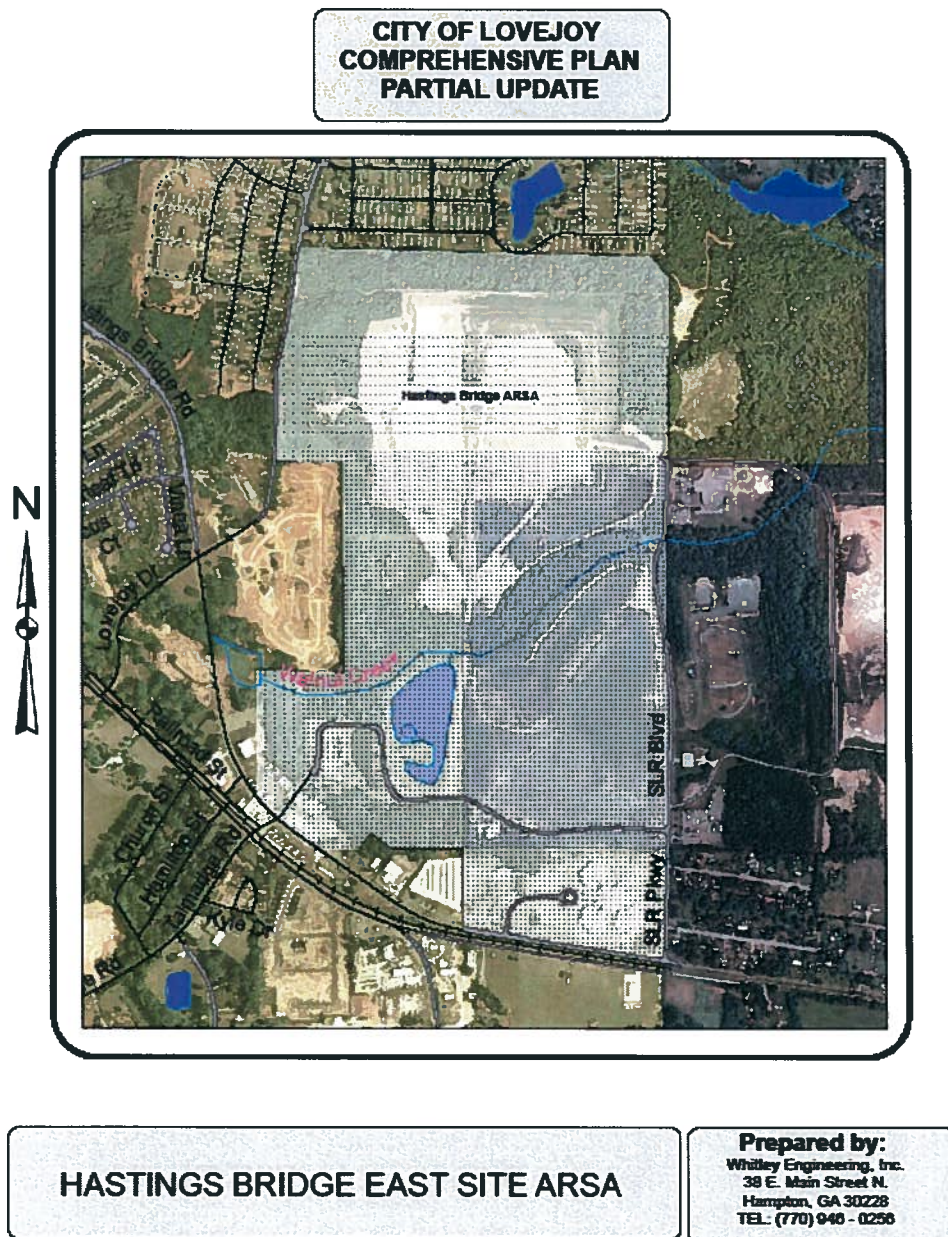


Downtown ARSA

Prepared by:
Whitley Engineering, Inc.
38 E. Main Street N.
Hampton, GA 30228
TEL: (770) 946 - 0256

Hastings Bridge East

This site as identified on the map is located on the east side of Hastings Bridge Road between Lovejoy's Community Center and the Clayton/Henry county line. Properties within this site contain Clayton County's landfill and a detention facility. Due to the intense use of these sites and their level of visibility to both the downtown area and the proposed commuter rail station, the city may consider identifying these sites in a study area to examine potential redevelopment opportunities.



3. Identification of Issues and Opportunities

Identify issues and opportunities resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues and opportunities must be followed up with corresponding implementation measures in the Implementation Program

Economic Development

Issues

- No representation with the Clayton nor Henry County Development Authority.
- Lovejoy lacks adequate supply of professional/technical employment opportunities.

Opportunities

- Intentions are to staff and develop an Economic Development Program and will include fast-track implementation.
- Promote redevelopment of downtown by recruiting developments that provide services needed by those who reside, work and visit
- Establish focus group to study opportunities surrounding the development of the rail station.
- Lovejoy should examine all economic opportunities from nearby tourism attractions (Nash Farms, Atlanta Motor Speedway, etc.)

Natural and Historic Resources

Issues

- A routine schedule for continual review of the environmental regulations is recommended to ensure effectiveness.

Opportunities

- Increased staff and services, along with the implementation of the Geographical Information System will provide for improved protection measures.

Community Facilities and Transportation

Issues

- Prepare study for road system improvements evolving from the commuter rail station development.

Opportunities

- The Complete Update of the Comprehensive Plan, due to begin next year will begin the process of identifying all infrastructure improvements necessary to facilitate future growth as identified through the development of this plan.
- Identify and examine leveraging opportunities brought by the proposed commuter rail station and nearby tourism (Nash Farms, Atlanta Motor Speedway).

Housing

Issues

- Increasing in foreclosed properties has resulted in a high volume of bare lots scattered throughout newly developed neighborhoods in Lovejoy. Besides their unsightly appearance, they bring issues of code enforcement and depreciating values. It is recommended that Lovejoy examine and implement controls for regulating maintenance of these properties.

Opportunities

- The City's plans to adopt architectural standards for residential developments to improve aesthetics and provide for higher quality construction throughout the city.
- Lovejoy should encourage development of assisted living developments to provide for the aging population
- The limited development in Lovejoy's downtown lends well to the allowance of various housing types

Land Use

Issues

- City ordinances do not allow for reduced front setbacks for neo-traditional type development
- The nature of existing development practices within the City of Lovejoy should be examined to determine its continuance of said practice within selected area
- Extensive revisions needed to the Conservation Subdivision Design



Opportunities

- Expansion of recreation facilities
- Parcels within Lovejoy's downtown should be identified and actively pursued for potential residential and/or commercial infill development.
- Opportunity to expand traditional downtown street grid pattern within area identified areas of downtown.

4. Updated Implementation Program

Policies

Development Patterns

- Encourage conservation subdivision development whenever feasible
- Encourage various housing types
- Encourage the development of downtown as the vibrant center of Lovejoy in order to improve the overall attractiveness and local quality of life
- Promote and support appropriate residential and non-residential in-fill development and redevelopment that complement downtown
- Enhance and expand our public parks and community facilities
- Support new land uses that enhance our housing options
- Mandate pedestrian connectivity for all new developments
- Encourage new development that supports the commuter rail system
- Seek out and promote unique opportunities for developments that aren't typical to the region
- Incorporate traffic calming designs throughout Lovejoy

Resource Conservation

- Ensure that protection and preservation of our natural resources play a vital role in the decision making process for future development
- Utilize the GIS system and data collections to direct new growth in a way that preserves open space and protects our natural resources
- Promote low impact development to preserve the natural topography and existing conditions of the land
- Protect all ground and surface water sources
- Expand and promote recycling initiatives

Community Facilities and Infrastructure

- Protect and preserve existing infrastructure investments through routine inspections and maintenance
- Ensure that capital improvements needed for future development are provided for concurrently
- Seek and review ways for new growth to pay for necessary infrastructure improvements
- Ensure that new development does not cause a decline to existing levels of service

Social and Economic Development

- Seek to balance the housing supply and employment opportunities
- Provide for a more diverse housing supply, in terms of cost and density
- Support in-fill housing developments within the downtown district
- Seek opportunities for more higher-income housing

Governmental Relations

- Provide and support opportunities to share services and facilities with neighboring jurisdictions
- Collaborate planning issues on a regional level with neighboring jurisdictions and/or various local entities

Short Term Work Program

Project or Activity	2009	2010	2011	2012	2013	Plan Element	Responsible Party	Cost Estimate	Funding Source
Actively participate in with Regional Economic Development Organizations	X	X	X	X	X	ED	City	\$0	
Seek grant sources to fund staff, coordinate, develop and implement an Economic Development Plan	X	X				ED	City	Included in salary of staff	Grants/General
Continue support for the Commuter Rail System and develop a Focus Group to perform studies as they arise	X	X	X	X	X	CF/LU	City	Varied according to project need	General Fund
Completely revise Comprehensive Plan and Future Land Use Plan		X	X	X		LU	City	\$65,000	General Fund
Review and revise accordingly all development regulations to support the state's adopted planning practices for quality growth									
Land Development Regulations		X	X	X		Land Use	City	\$25,000	General Fund
Zoning Ordinance					\$5,000				
Sign Ordinance					\$7,500				
Landscape/Tree Ordinance					\$12,000				
Downtown District Overlay		X			\$7,500				
Subdivision Regulations		X			\$7,500				
Promote educational /job training efforts from regional sources	X	X	X	X	X	ED	City	\$0	

Project or Activity	2009	2010	2011	2012	2013	Plan Element	Responsible Party	Cost Estimate	Funding Source
Seek opportunities to promote Lovejoy's economic efforts through various state agencies and interstate clearinghouses	X	X	X	X	X	ED	City	\$0	
Coordinate with local schools educational opportunities for students through community involvement in census data collection and/or work on the upcoming Comprehensive Plan work	X	X	X			ED	City	\$0	
Solicit and encourage community participation in upcoming work to the Comprehensive Plan	X	X	X			CF	City	\$0	
Revise Capital Improvements Plan	X	X				CF	City	\$0	
Implement GIS mapping							City	\$10,000	General Fund
Seek grant funds for installation of Severe Weather Alert System		X					City	\$0	
Expand or construct new post office									
Plan, design and construct an amphitheater		X	X				City	\$200,000	General Fund
Complete construction and occupy Public Safety Building	X	X					City	\$3,800,000	General Fund
Summit traffic signal application to GDOT for Talmadge Road at Tara Boulevard	X						City	\$2,500	General Fund
Design and complete right-of-way improvements to Talmadge Road from Tara Boulevard to Public Safety entrance		X						\$90,000	
Complete traffic light installation at Hastings Bridge and East Lovejoy Road	X							\$130,000	
Develop a Comprehensive Transportation Plan	X	X						\$17,500	

Report of Accomplishments

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Develop a package of incentives to leverage employment for Lovejoy residents			X		Postponed – Limited resources devoted to Economic Development
Investigate such programs as mentoring and work with Clayton College & State University officials to promote higher education for Lovejoy residents		X			Personnel from Community Center currently working on such programs. Completion date: continuously review programs
Adopt ordinances such as overlay districts that establish architectural standards and mixed use incentives for the 19/41 growth corridor				X	Abandoned/revise to establish Downtown District Ordinance for Lovejoy. Completion date: June 2010
Inventory all public and private structures, properties and facilities having the potential for recognition and preservation		X			Parcel database that will recognize these sites is currently underway. Completion date: Dec 2009
Adopt a tree ordinance		X			Development of a tree ordinance, including preservation and replanting requirements has recently begun. Completion April 2010
Map all environmentally sensitive areas and incorporate this information into the development plan review process	X				
Compile and maintain all available documentation concerning Lovejoy's history in the Lovejoy Library	X				
Establish a Lovejoy Library Branch at City Hall	X				Lovejoy library branch established at Community Center

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Implement the Solid Waste Management Plan	X				
Foster creation of greenspace and recreation facilities within new developments			X		Proposed revisions to the Zoning Ordinance, particularly conservation subdivision requirements will enhance the preservation of greenspace. Completion date: Aug 2010
Revise the Zoning Ordinance to permit mixed use within individual zoning districts as well as within individual structures			X		Permitting mixed use is under consideration for the downtown district Completion date: June 2010
Consider adoption of architectural design standards that mandate high quality construction and preservation of greenspace			X		Architectural standards and greenspace preservation proposed for the downtown district. Completion date: June 2010
Designate land near the planned commuter rail station as mid and high density residential on the FLUM and devise incentives packages, including regulatory incentives, promoting such densities			X		Revisions to the FLUM to address the proposed commuter rail station relocation, and other affected properties Completion date: June 2010
Adopt zoning ordinance and map amendments consistent with implementation strategies of the Land Use Element			X		Revisions to current Zoning Ordinance and Land Use Plan Completion date: Dec 2010

Project or Activity from Previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	*Explanation for Postponed or Not Accomplished Project or Activity
Consider an overlay for the Tara Boulevard commercial corridor				X	Abandoned in lieu of downtown district
Establish a routine schedule of coordination meetings among zoning administration, inspections and code enforcement staff to identify problem areas and formulate codes	X				
Maximize training opportunities for Planning and Zoning staff and boards to ensure effective and responsive administration of land use regulations and development codes		X			Continuously seek training opportunities for staff and council
Prepare a Community Greenspace Plan			X		Develop a Community Greenspace Plan in conjunction with Full Plan Update. Completion date: Oct 2012
Cooperate with Georgia Regional Transportation Authority in ensuring that the Commuter Rail Station is established in Lovejoy		X			Continue active participation with state and other local government entities to ensure rail station
Widen Lovejoy Road to a three-lane section	X				

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE TO THE CITY OF LOVEJOY'S COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION AND TO THE STATE OF GEORGIA FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

WHEREAS, the City of Lovejoy prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the City of Lovejoy's Comprehensive Plan is required to maintain their Qualified Local Government Status; and

WHEREAS, the City of Lovejoy has prepared a Partial Update according to the *Requirements for a Partial Update to the Local Government Comprehensive Plan*, as promulgated by the Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, the City of Lovejoy authorized such review during the advertised public hearing during its regular business meeting on August 10, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Lovejoy, as follows:

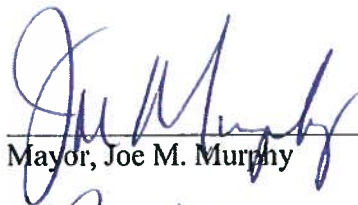
It is hereby authorized that the Partial Update to the Partial Update to the City of Lovejoy's Comprehensive Plan shall be submitted for regional and state review in accordance with *Requirements for a Partial Update to the Local Government Comprehensive Plan* of the Georgia Department of Community Affairs.

The City of Lovejoy and its municipalities hereby submit the Partial Update to the Atlanta Regional Commission in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations and respectfully request its favorable determination.

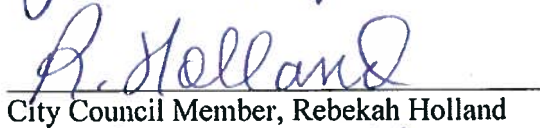
The City of Lovejoy and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update and respectfully request its favorable determination.

The City of Lovejoy will not take any official action to adopt the Partial Update until it has been certified by the Atlanta Regional Center as complete.

This Resolution is adopted this 10th day of August, 2009.



Mayor, Joe M. Murphy



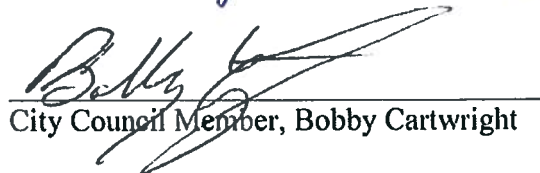
City Council Member, Rebekah Holland



City Council Member, Marci Fluellynn



City Council Member, Tommy Green



City Council Member, Bobby Cartwright

ATTESTED BY:



City Clerk, Marie Burnham

CITY OF LOVEJOY

POST OFFICE BOX 220
LOVEJOY, GA 30250
TELEPHONE: 770-471-2304
FAX: 770-471-6499

JOSEPH L. MURPHY, JR.
MAYOR

TOMMY GREEN
CITY COUNCIL POST I

MARCI FLUELLYN
CITY COUNCIL POST II

RECEIVED

DEC 17 2009

REBEKAH HOLLAND
CITY COUNCIL POST III

BOBBY CARTWRIGHT
CITY COUNCIL POST IV

MARIE BURNHAM
CITY CLERK

December 16, 2009

Mr. James R. Frederick, Director
Office of Planning & Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

Dear Mr. Frederick:

As requested in your letter of December 07, 2009, RESOLUTION NO. 2009-34 creating and adopting a Comprehensive Land Use Plan was adopted by the City of Lovejoy on December 14, 2009, and is enclosed.

Please notify us confirming restoration of our Qualified Local Government (QLG), and should you have any questions, please do not hesitate to call 770-472-8515, FAX 770-472-8514; E-Mail address: m_whitley@cityoflovejoy.com.

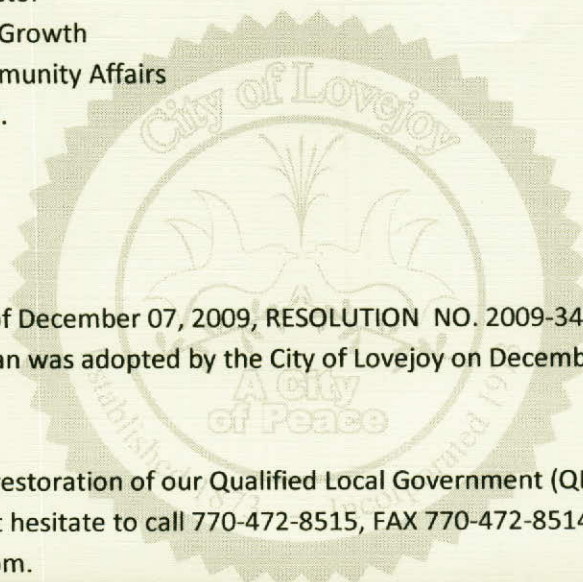
Sincerely,



Mark G. Whitley
City Engineer

MGW/jm

Enclosure



CITY OF LOVEJOY

STATE OF GEORGIA

RESOLUTION NO. 2009 - 34

WHEREAS, the Mayor and Council are the governing body of the City of Lovejoy, Georgia;

WHEREAS, Georgia law requires each local government to create and adopt a Comprehensive Land Use Plan;

WHEREAS, the City of Lovejoy must update the Plan periodically in order to assure that it remains meaningful in the context of developments within the City;

WHEREAS, the City must present updates to the Georgia Department of Community Affairs periodically in order to retain its Quality Local Government certification and be eligible for grants of various types;

WHEREAS, the City has previously presented a proposed Partial Plan Update to the Department of Community Affairs for approval, the approval being granted;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lovejoy, that the Partial Plan Update, attached hereto as "Exhibit A", shall be adopted by the City of Lovejoy.

THIS 14th day of December, 2009.

Attest:

Marie Burnham
Marie Burnham, City Clerk

Approved as to form:

Keith C. Martin
Keith C. Martin, City Attorney

THE CITY OF LOVEJOY, GEORGIA

Joseph L. Murphy, Jr.
JOSEPH L. MURPHY, JR., Mayor

Tommy Green, III
TOMMY GREEN, III, Post 1

Marci Fluellyn
MARCI FLUELLYN, Post 2

Rebekah Holland
REBEKAH HOLLAND, Post 3

Bobby Cartwright
BOBBY CARTWRIGHT, Post 4