TABLE OF CONTENTS

INTRODUCTION

The State of Georgia requires that each City and County prepare a comprehensive plan for their communities that will provide a document for the community that will help guide development. The purpose of the partial plan 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 Plan 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 the critical issues and opportunities during the interim, transitional period between comprehensive plan updates resulting from a shift in the statewide comprehensive plan recertification schedule.

Planning is warranted in the State of Georgia by the Planning Act of 1989.

Calhoun County

Calhoun County was created in 1854 from parts of Baker and Early counties. It was named for Senator John C. Calhoun of South Carolina, who had resigned as Vice President of the U.S. in 1832 so that he could return to the Senate to debate Daniel Webster on state rights.

One site on the National Register of Historic Places is the Arlington Methodist Church, built in 1908. It was designed by Columbus architect T. Firth Lockwood, Sr., using the Romanesque style of architecture. The City of Edison also has a designation for a historic district.

Calhoun County is home to several endangered plant and animal species including the Swamp Buckhorn, the Yellow Flytrap, the Hirst Panic Grass, and the Gopher Tortoise. A nature preserve and viewing area is located outside of the City of Leary.

Calhoun County hosts many special events including the May Day Festival in Arlington, held the first Saturday in May and one of the oldest festivals in Georgia. In Edison, a Better Hometown City, the King Cotton Horse Show is held in May on Mother's Day weekend. Also, the Annual Harvest Festival in Morgan is held November around the courthouse square. The City of Leary has an annual Christmas Parade.

Calhoun County Quality Community Objectives (QCO's)			
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 County currently has not implemented zoning the option of zoning is currently under consideration by the commission.
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, is so desired.		X	
8. Some of our children can and do walk to school safely.	X		Children at the middle/high school have sidewalks available to them to walk to and from school safely.
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 downtown or traditional urban core of the community.

	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 Grey field 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 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.

	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		Calhoun County has a distinct look and feel that is characteristic of the region. The historic courthouse located in Morgan, GA is a prime example of its distinct characteristic.
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		
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		X	

type of new development we want in our community			
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 connect 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	
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 build 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 for 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 business that creates	X		

products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal etc.)			
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		We would also like to expand on this initiative and promote our rural and agricultural heritage.
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	
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	X		

preserve environmentally important areas in our community.			
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.			N/A
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		
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 stormwater 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, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage

growth as desired, or leadership capable of 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 of 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 considered the types of businesses already in our community, and has a plan to recruit businesses and or industries that will be compatible.	X		
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.

	Yes	No	Comments
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	Each community in Calhoun County is working toward this goal. There is a need for additional single family homes for purchase along with multifamily homes for rent.

	Yes	No	Comments
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
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		There are a few jobs that allow for college graduates to come back and work within the county (school system, hospital, state prison)

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction re 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 connections, and discuss issues of regional concern.		X	

Calhoun County Areas Requiring Special Attention
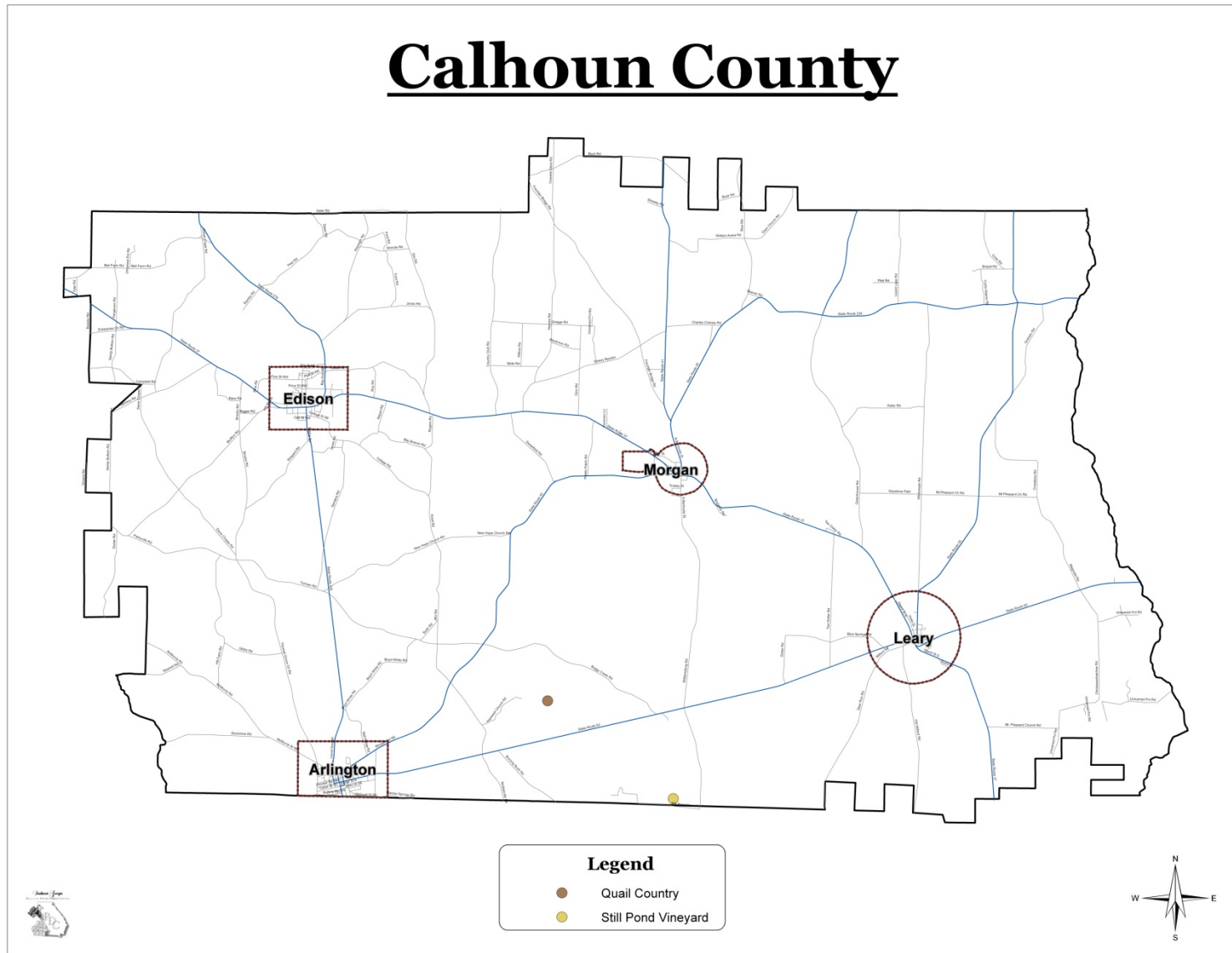
Calhoun County

Legend
- Quail Country
- Still Pond Vineyard

Calhoun County Areas Requiring Special Attention: Analysis

Areas of significant natural or cultural resources

Still Pond Vineyard is located near Leary, one of the largest commercial grape vineyards and winery in the State of Georgia. The vineyard is home to over 150 acres of Muscadine grapes producing both fresh produce and delicious wine varieties.   Calhoun is also the home of several plantations among which are some of the finest hunting, fishing, and bird watching in the world.   One of Calhoun's largest and most underutilized resources is the availability of agriculture and promoting it as a tourism destination.   Several events throughout the county promote this throughout the year including participation in the 65 mile yard sale, Morgan's Harvest Festival, Edison's Horse Show, Arlington's May Day and Leary's Annual Christmas parade.

Calhoun County Issues and Opportunities

Economic Development

ISSUES

- Lack of funds to implement needed infrastructure improvements to enhance the opportunity to attract businesses
- Lack of jobs for all segments of the population
- Strong Agricultural base and businesses associated with agriculture
- New resurgence of Economic Development Council
- Lack of amenities (restaurants, entertainment, retail, dry cleaning etc.)
- Low tax base
- Low educational attainment

OPPORTUNITIES

- Buildings available for development or redevelopment
- Agri –tourism
- Still pond Vineyard
- Economic Development Council
- GED Program in Edison through Albany Tech
- Emergency Management Services currently hiring employees

Natural and Cultural Resources

ISSUES

- Private ownership of resources

OPPORTUNITIES

- United States Department of Agriculture Prime Farmland designation
- Potential to use Plantations in tourism attraction
- Opportunity for the promotion of tourism (hunting, fishing, bird watching etc.)
- Friendly rural community
- Low Crime Rate
- 65 mile yard sale
- Harvest Festival

Housing

ISSUES

- Few housing choices or options
- Several traditional stable neighborhoods
- Development of a County wide housing strategy (including Cities) to address housing needs
- Blighted Areas throughout the County

OPPORTUNITIES

- Available land to develop appropriate housing choices for the County

Land Use

ISSUES

- Farmland primarily dominates the unincorporated area
- Differential views on the need for zoning and ordinances to protect areas of prime natural resources

OPPORTUNITIES

- Availability of Land for development

Transportation

ISSUES

- Lack of adequate transportation to provide seamless transit from residential areas to job centers
- The County lacks direct access to four lane state highways or interstates
- The County does have proximity to Albany, GA and Dothan, AL both population centers with more diverse job base

OPPORTUNITES

- Transit System

Intergovernmental Coordination

ISSUES

- Lack of new leadership
- General feelings of apathy

OPPRTUNITIES

- County wide broad band initiative provides for regional coordination to provide service

Community Facilities

ISSUES

- Potential for additional recreation throughout the county
- Keep Calhoun County Beautiful Campaign to increase awareness to the current litter problem
- Need for animal control for the County
- Lack of funds to adequately fund County Hospital
- Lack of Hotel/Motel Accommodations in the County

OPPORTUNITIES

- County website
- Rural Hospital improvements
- Two Nursing Homes
- Council on Aging senior program in Arlington
- Nutrition Program

POLICIES

Policies are adopted to provide ongoing guidance and direction to local officials They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities The following policies should be modified to address the community's particular situation.

Development Patterns

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community
- We support new land uses that contribute to protecting the environment and preserving meaningful open space
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices

Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources

Community Facilities and Infrastructure

- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development
- We will invest in parks and open space to enhance the quality of life for our citizens

Social and Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other
- We will take into account access to housing and impacts on transportation when considering economic development projects
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership)

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities

Calhoun County Short Term Work Program

Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to operate waste transfer station	2009, 2010, 2011, 2012, 2013	County	$75,000.00	County
Continue to maintain County's roads	2009, 2010, 2011, 2012, 2013	County	$500,000.00	General Funds, SPLOST, DOT
Pave county's roads approved by DOT	2009, 2010, 2011, 2012, 2013	County	$500,000.00	County
Seek funding for construction of new jail facility	2010, 2011, 2012, 2013	County	$150,000.00	General Fund, USDA Community Facility Grants
Expand Sheriff's office	2009	County	$80,000.00	General Fund

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Provide information on housing rehab programs.	2009, 2010, 2011, 2012, 2013	County	N/A	General Fund

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update subdivision regulations on an as- needed basis.	2009, 2010, 2011, 2012, 2013	County	N/A	County
Consider the adoption of Zoning regulations	2009, 2010,	County	N/A	General Fund
Partial Plan Update	2009	County/Cities	$1,648.80	General Fund

Calhoun County Report of Accomplishments		
Activity	**Status**	**Explanation**
Continue to operate waste transfer station	Underway	
Continue to maintain County's roads	Underway	
Pave county's roads approved by DOT	Completed	
Seek funding for construction of new jail facility	Postponed	Lack of Funds
Expand Sheriff's office	Postponed	Lack of Funds
Provide information on housing rehab programs	Postponed	Lack of Funds
Update subdivision regulations on an as-needed basis.	Underway	
Consider the adoption of Zoning regulations	Underway	
Partial Plan Update	Underway	

City of Arlington

Franklin Lawrence Pepper inherited a large estate in Early and Randolph Counties after his fathers' death in 1847. He joined the CSA army as a private and was quickly promoted to Captain, a rank he held until leaving the service. After "retiring" from the State legislature in 1870, he was appointed to the newly formed board of the Albany-Mobile-New Orleans Railroad Company, later renamed the Central Railroad & Banking Company, that became part of Southern Railroad that is now part of Norfolk-Southern Railroad. Mr. Pepper also served as Arlington's first station agent. Mr. Franklin Pepper was known by his honorary title Colonel Pepper.

Colonel Peppers' son, James Daniel Pepper is considered the Founder of the City of Arlington. Soon after the Colonel's appointment to the railroad board, James Pepper hired Major Audley J Maxwell of Dougherty County to survey out land lots and streets for a town to be called Arlington for which Major Maxwell was paid 50% for every lot sold. Given both Colonel Pepper's and Major Maxwell's service in the CSA, it is not specifically noted but is assumed they selected to name the new town after General Lee's forfeited homestead Arlington.

Arlington Quality Community Objectives (QCO's)

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	We are currently working to address these issues through a partnership with Early 2055 to help implement smart growth principles in our zoning ordinance.
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, is so desired.	X		
8. Some of our children can and do walk to school safely.	X		We would like to put in additional sidewalks and bike lanes to improve the mobility of our students.
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 downtown or traditional urban core of the community.

	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 Grey field 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 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.

	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		Currently the Arlington Methodist Episcopal Church South is the only listing in the City of Arlington on the national register, however; the City foresees additional placement to the register in the coming years.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Our downtown area does have ordinances regulating aesthetics.
4. We have ordinances to regulate the size and type of signage in our community.	X		Our down town area has signage requirements, in the review of our zoning and ordinances this may expand substantially.
5. We offer a development guidebook that illustrates the		X	

type of new development we want in our community			
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 connect 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		
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 build 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 for 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 business that creates	X		

products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal etc.)			
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	
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	X		

preserve environmentally important areas in our community.			
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		
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 stormwater 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, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage

growth as desired, or leadership capable of 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 of 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 considered the types of businesses already in our community, and has a plan to recruit businesses and or industries that will be compatible.	X		
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.

	Yes	No	Comments
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	X		

pattern of our original town, continuing the existing street design and maintaining small setbacks.			
5. We have options available for loft living, downtown living or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
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		SGRITA is local internet service provider in Arlington; we also have the elementary school located in the City.

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction re 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 connections, and discuss issues of regional concern.		X	

Areas Requiring Special Attention
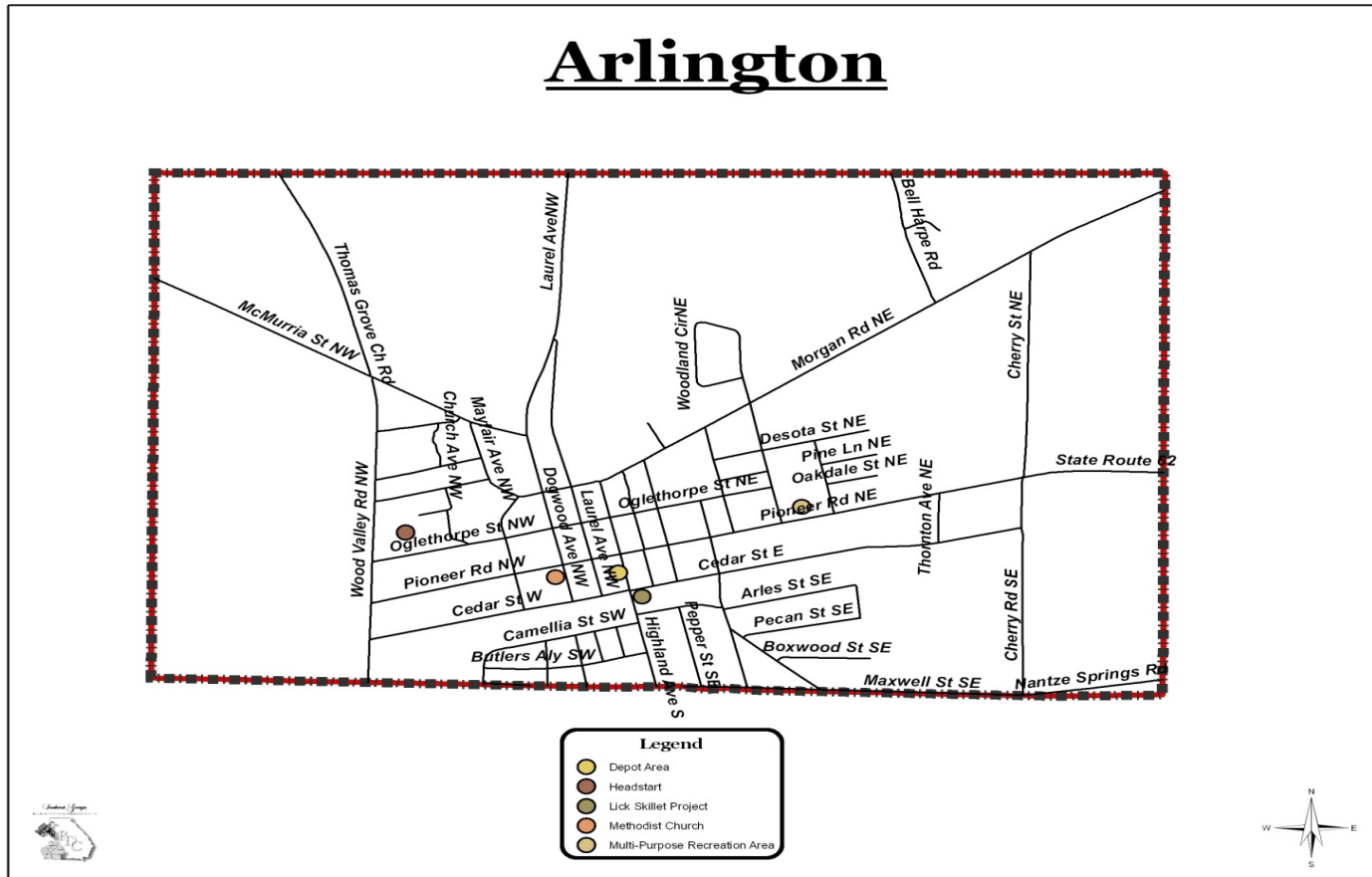
Areas Requiring Special Attention: Analysis

Areas of significant natural or cultural resources and Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness:

The City of Arlington contains several historically significant properties, including the train depot currently under renovation and the Arlington Methodist church. Arlington sees its downtown (also the major corridor through the City) as an area that must be representative of an innovative and forward thinking community that it is. Through code enforcement of the downtown development plan the City will be able to further beautify the City.

Arlington Issues and Opportunities

Economic Development

ISSUES

- Job creation

OPPORTUNITIES

- SGRITA (South Georgia Regional Information Technology Authority – broadband services) head quartered in Arlington
- Downtown Development Authority has hired part time staff to conduct day to day business
- Agricultural related job creation

Natural and Cultural Resources

OPPORTUNITIES

- Still pond vineyard

Housing

ISSUES

- Providing adequate housing for all segments of the population
- Development of subdivisions and multifamily apartments
- Lack of connections with nonprofits or CHDO's working in housing development
- Finding Credit worthy applicants for housing

OPPORTUNITIES

- Land available to construct housing within the community
- Infill development

Transportation

ISSUES

- Amount of unpaved roads
- Traffic flowing through the downtown area (6,700 cars/trucks per day – busiest road in the County)

OPPORTUNITES

- Proximity to Albany and Dothan

Intergovernmental Coordination

ISSUES

- Police Department inundated with drug offenses
- Enforcing codes and regulations
- Ordinances, policies and codes are antiquated

OPPRTUNITIES

- Police protection and low crime rates
- Police department involved in Pautaula Drug Task Force
- Police department is starting to get involved with code enforcement
- Ordinance developed for animal control

Community Facilities

ISSUES

- Antiquated drainage and sewer systems
- Needed treatment plant improvements
- Development of recreational opportunities for youth and elderly populations

- Completing streetscapes in the downtown area
- Completing the Welcome Center in the train depot

OPPORTUNITIES

- County Hospital located in Arlington
- Hospital may be a variable in attracting seniors to the community
- Local elementary school, Boys and Girls club and head start located in the City
- Local Boys and Girls Club located in the City

POLICIES

Policies are adopted to provide ongoing guidance and direction to local officials They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities The following policies should be modified to address the community's particular situation.

Development Patterns

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community
- We want development whose design, landscaping, lighting, signage, and scale add value to our community
- Our community will use land efficiently to avoid the costs and problems associated with sprawl
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community
- Our gateways and corridors will create a "sense of place" for our community
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car
- Creation of recreational facilities and set-aside of greenspace are important to our community
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas
- We support new land uses that contribute to protecting the environment and preserving meaningful open space
- We support new land uses that enhance housing options in our community
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions)

Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas
- We will promote the protection and maintenance of trees and green open space in all new development
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources
- We will promote enhanced solid waste reduction and recycling initiatives

Community Facilities and Infrastructure

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services
- We will protect existing infrastructure investments (ie, already paid for) by encouraging infill redevelopment, and compact development patterns
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers
- We will limit development within our community to areas that can be reasonably served by public infrastructure
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development
- We will invest in parks and open space to enhance the quality of life for our citizens

Social and Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other
- We will take into account access to housing and impacts on transportation when considering economic development projects
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects

- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects
- We will eliminate substandard or dilapidated housing in our community
- We will stimulate infill housing development in existing neighborhoods
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership)
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities

Arlington Short Term Work Program

Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update drainage throughout City	2010, 2011, 2012	City	$300,000.00	Community Development Block Grant and General Fund
Removal of old gym and old school complex	2009, 2010, 2011	City	$20,000.00	General Fund
Implement year round recreation program	2009, 2010, 2011, 2012, 2013	City	$20,000.00	General Funds, Grants
Pave remaining dirt roads		City	$375,000.00	DOT and General Funds
Repair and replace existing sewer lines as indicated	2009, 2010, 2011, 2012, 2013	City	$250,000.00	Community Development Block Grant and General Fund

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue support of Arlington Economic Development Authority	2009, 2010, 2011, 2012, 2013	City	N/A	N/A
Implement major street landscaping program	2009, 2010, 2011, 2012, 2013	City	$20,000.00	General Fund
Continue Partnership with Early 2055	2009, 2010, 2011, 2012, 2013	City/Early County 2055	N/A	N/A

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop Plans for new subdivision	2009, 2010	City	N/A	USDA Rural Community Initiative Grant

Land Use				
Activity	**Activity**	**Activity**	**Activity**	**Activity**
Update zoning ordinances, subdivision regulations and codes as necessary	2009, 2010, 2011, 2012, 2013	City	$15,000	General Fund
Update Partial Plan	2009	City	$2,430.92	General Fund
Natural and Historic Resources				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Continue to renovate old train depot	2009, 2010, 2011, 2012, 2013	City	$300,000.00	Transportation Enhancement Grant and General Funds
Develop off street parking/landscaping for old train depot.	2012, 2013	City	$25,000.00	Transportation Enhancement Grant and General Fund

Arlington Report of Accomplishments

Community Facilities

Activity	Status	Explanation
Implement open ditch drainage program	Underway	
Extend sewer lines to un-served areas	Underway	
Removal of old gym and old school complex	Underway	
Implement year round recreation program	Underway	
Pave remaining dirt roads	Ongoing	
Repair and replace existing sewer lines	Underway	

Economic Development

Activity	Status	Explanation
Continue support of Arlington Economic Development Authority	Underway	
Implement downtown revitalization program	Completed	
Implement major street landscaping program	Underway	
Consider implementation of litter control program	Postponed	Due to lack of funds this program has been postponed
Apprise community of ongoing economic development efforts	Postponed	

Housing

Activity	Status	Explanation
Implement substandard housing renovation program	Underway	
Support handicapped housing development program	Postponed	The City's current focus is on rehabilitation and new development – may reconsider in the future.

Land Use

Activity	Status	Explanation
Update zoning ordinance map	Underway	
Update subdivision regulations	Completed	
Continue building code implementation program for the city's business district.	Completed	
Update comprehensive plan	Underway	

Natural and Historic Resources

Activity	Status	Explanation
Continue to renovate old train depot.	Underway	
Develop off street parking/landscaping for old train depot.	Underway	

City of Edison

According to the Calhoun County Historical Society, the first settlement of present day Edison was originally named Keyton in 1877 after the postmaster, John T. Keyton. The landowners from Randolph County called it Nubbintown as it was located where the well-worn Hartford Trail crossed the road from Cuthbert to Bainbridge.

In 1880 George W. Wiggins was appointed postmaster and in 1886 he succeeded in having the name changed from Keyton to Edison in homage to the genius of Thomas Edison, inventor.

Edison Quality Community Objectives (QCO's)

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	
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, is so desired.	X		
8. Some of our children can and do walk to school safely.	X		
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 downtown or traditional urban core of the community.

	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 Grey field 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 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.

	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		
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	

	Yes	No	Comments
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 connect 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		
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 build 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 for 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 business that creates products that draw on our regional heritage (mountain,			

agricultural, metropolitan, coastal etc.)			
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		
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	X		

community.			
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		
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 stormwater 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, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of 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 of 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	X		

	Yes	No	Comments
our community's strengths, assets and weaknesses, and has created a business development strategy based on them.			
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.	X		
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.

	Yes	No	Comments
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 town, continuing the existing street design and maintaining small setbacks.	X		

	Yes	No	Comments
5. We have options available for loft living, downtown living or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
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 re 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	X		

organizations.			
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 connections, and discuss issues of regional concern.		X	

Edison Areas Requiring Special Attention
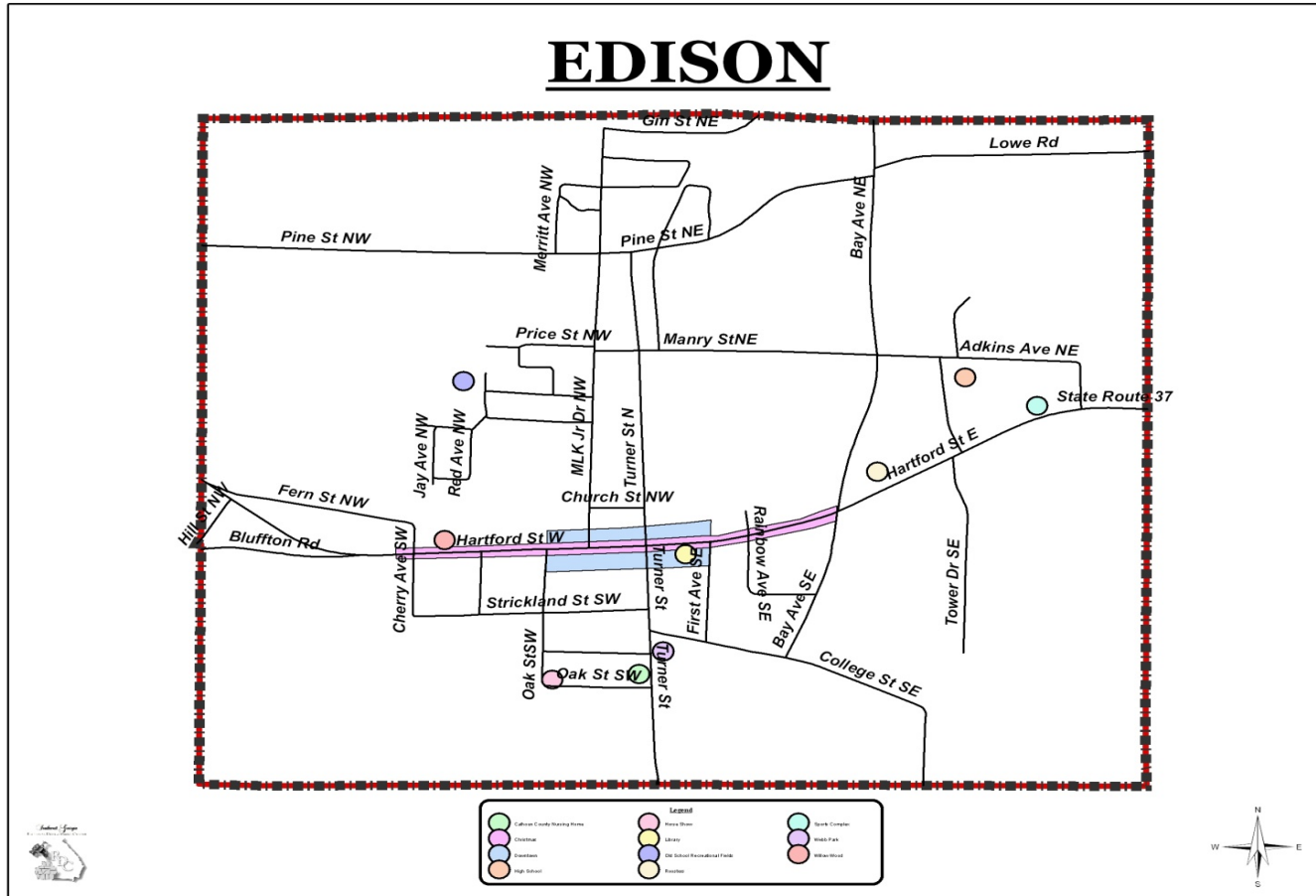
Edison Areas Requiring Special Attention

Downtown Edison is adjacent to State Highway 37. This is also along the historic portion of the City. Downtown Edison was once thriving however, in recent years as businesses go away and come back the area is blossoming again. With upgrades to the streetscape in the downtown area and most stores filled the downtown is a great opportunity for the City to continue its growth and development The City would like to see additional businesses come into downtown and adjacent to downtown to improve the quality of life of all the citizens. It is imperative that plans for the downtown area include mixed-use areas, address walk ability, connectivity, alternative means of transit and accessibility.

Edison Issues and Opportunities

Economic Development

ISSUES

- Lack of Tax Base to implement infrastructure and other improvements
- Lack of jobs
- Aging Population
- Isolated rural community
- Jobs to attract young people back to the community

OPPORTUNITIES

- Low taxes
- Available space for new business
- Economic Development Council recruitment plan
- Downtown space available for development
- Coon Hunter's Association, 65 mile yard sale, Thursday night auction and antique shops becoming effective niche businesses

Natural and Cultural Resources

OPPORTUNITIES

- Annual Horseshow

Housing

OPPORTUNITIES

- Available housing stock

Transportation

ISSUES

- Possible expansion of Hwy 27 near the City

OPPORTUNITES

- Transit System working well

Intergovernmental Coordination

ISSUES

- 911 Directives (unfunded mandates)
- Replacement of necessary equipment

Community Facilities

ISSUES

- Antiquated water and sewer systems
- Amenities to retain young people
- Existing lines on Highway 216 need to be replaced
- Sewer system needs to be relined
- DOT directive that will not allow for additional cut ins to lines

OPPORTUNITIES

- Availability to healthcare

POLICIES

Policies are adopted to provide ongoing guidance and direction to local officials They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities The following policies should be modified to address the community's particular situation.

Development Patterns

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community
- We want development whose design, landscaping, lighting, signage, and scale add value to our community
- Our community will use land efficiently to avoid the costs and problems associated with sprawl
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- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas
- We support new land uses that contribute to protecting the environment and preserving meaningful open space
- We support new land uses that enhance housing options in our community
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions)

Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas
- We will promote the protection and maintenance of trees and green open space in all new development
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources
- We will promote enhanced solid waste reduction and recycling initiatives

Community Facilities and Infrastructure

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services
- We will protect existing infrastructure investments (ie, already paid for) by encouraging infill redevelopment, and compact development patterns
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers
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- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects

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- We will stimulate infill housing development in existing neighborhoods
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership)
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
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- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities

Edison Short Term Work Program

Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Purchase a police car	2010	City	$32,000.00	USDA Community Facilities, General Fund
Implement downtown revitalization program	2009, 2010, 2011, 2012, 2013	City	N/A	General Fund
Improve drainage areas.	2009, 2010, 2011, 2012, 2013	City	$200,000.00	Community Development Block Grant, General Fund
Provide needed sidewalk improvements	2009, 2010, 2011, 2012, 2013	City	$30,000.00	General Fund, Transportation Enhancement Grant
Make needed improvements to recreation areas and facilities	2009, 2010, 2011, 2012, 2013	City	$60,000.00	General Fund, Grants
Continue support of Calhoun County's youth football program	2009, 2010, 2011, 2012, 2013	City	$300.00	General Fund
Provide new water/sewer services in newly developed subdivisions.	2009, 2010, 2011, 2012, 2013	City	$200,000.00	General Fund, Grants
Purchase a new fire truck	2010	City	$28,000.00	Assistance to Firefighters Grant, General fund

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to support the Edison Development Authority	2009, 2010, 2011, 2012, 2013	City	$500	General Fund
Continue to support the King Cotton Horse Show	2009, 2010, 2011, 2012, 2013	City	$1500	General Fund

Support the development of low-moderate income housing units	2009, 2010, 2011, 2012, 2013	City	N/A	DCA single Family and Multifamily tax incentive program, General Fund
Implement substandard housing renovation program	2009, 2010, 2011, 2012, 2013	City	$300,000	Community Home Improvement Program General Fund General Fund

Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Update zoning ordinance	2010, 2011,	City	N/A	N/A
Consider the adoption of subdivision regulations.	2010	City	N/A	N/A
Update comprehensive plan	2009	City	$2,103.28	General Fund

Natural and Historic Resources				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Make historic preservation nominations	2010, 2012	City	N/A	N/A

Edison Report of Accomplishments

Community Facilities

Activity	Status	Explanation
Purchase a police car	Completed	
Implement downtown revitalization program	Underway	
Seek state revolving loan funds for downtown revitalization	Postponed	
Support community center	Underway	
Improve drainage areas	Underway	
Provide needed sidewalk improvements	Underway	
Make needed improvements to recreation areas and facilities	Underway	
Continue support of recycling program	Postponed	The City has decided to postpone this line item until a later date
Continue support of Calhoun County's youth football program	Underway	
Provide new water/sewer services in newly developed subdivisions	Underway	
Purchase a new fire truck	Underway	
Add 1946 historic city fire truck to the historic museum	Completed	

Economic Development

Activity	Status	Explanation
Continue to work with the County's CCDC	Underway	
Continue to support the Edison Development Authority	Underway	
Continue to support the King Cotton Horse Show	Underway	
Support the development of low-moderate income housing units	Underway	
Implement dilapidated housing program	Postponed	Lack of funds
Implement substandard housing renovation program	Underway	

Land Use

Activity	Status	Explanation

Activity	Status	Explanation
Update zoning ordinance map	Underway	
Consider the adoption of subdivision regulations	Underway	
Amend Service Delivery Strategy as needed	Completed	
Update comprehensive plan	Underway	
Natural and Historic Resources		
Activity	**Status**	**Explanation**
Make historic preservation nominations	Underway	

City of Leary

SLOGAN: Leary - where everybody is somebody

2029 We envision Leary to remain safe, quiet, faith based and affordable community with friendly people on a mission to improve the quality of life of all.

Leary Quality Community Objectives (QCO's)

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	We are currently in the process of updating ordinances and zoning regulations
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, is so desired.	X		
8. Some of our children can and do walk to school safely.			N/A there are no schools located in Leary.
9. Some of our children can and do bike to school safely.			N/A there are no schools located in Leary.
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 downtown or traditional urban core of the community.

	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 Grey field 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 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.

	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		
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 connect 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		
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 build 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 for 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 business that creates products that draw on our regional heritage (mountain,	X		

agricultural, metropolitan, coastal etc.)			
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	
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	X		

community.			
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		
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 stormwater 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, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of 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		We are currently reviewing and revising our codes and zoning ordinances.
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 of 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 considered the types of businesses already in our community, and has a plan to recruit businesses and or industries that will be compatible.		X	
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.

	Yes	No	Comments
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	We are actively seeking ways to develop new housing both single family homeowners and multifamily rental units.

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
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 re 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 connections, and discuss issues of regional concern.		X	

LEARY

Legend
- ■ Baseball Field
- ■ Downtown Area
- ■ General Boyd Statue
- ■ Old School Yard
- ■ Train Depot

Leary Areas Requiring Special Attention

Areas Requiring Special Attention are the evaluation of 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.

Areas of significant natural or cultural resources

The City has several land marks that are inherent to the identity of the City. Among these landmarks are the baseball field, General Boyd Statue, the old school yard, and the train depot.   These places are things that are unique to the City and allows for the quality community objective of sense of place.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness

The downtown area for the City of Leary has been identified as areas requiring special attention. The downtown area has not been fully planned or set up under a downtown development plan this gives the City an opportunity to address architectural standards and site design regulations prior to the completion of renovating downtown. The downtown area of Leary is currently in a state of disrepair. Due to the high prices of real estate in the area solutions to redevelop the downtown have been few and far between. Through code updates and enforcement a plan for redevelopment can be realized. The downtown area is vital to the providing a quality of life for the people residing in the City.

Leary Issues and Opportunities

Economic Development

ISSUES

- Lack of revenue generation
- Low tax base
- Redevelopment/ Commercial development of downtown area

OPPORTUNITIES

- Low crime rate
- Low cost of living

Housing

ISSUES

- Lack of multifamily housing
- Affordability of homes and downtown real estate
- General conditions of housing

Land Use

ISSUES

- Availability of land to develop within City Limits

Transportation

ISSUES

- Increasing the number of Sidewalks
- Completion of paving

OPPORTUNITES

- Proximity to Albany

Intergovernmental Coordination

ISSUES

- Lack of 24 hour police protection by the City Police department
- Lack of information between Cities and County

Community Facilities

ISSUES

- Development of adequate sewer, water and proper drainage
- Lack of recreational opportunities for every segment of the population

OPPORTUNITIES

- Expansion of recreational programs to increase quality of life of citizens

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- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities

Leary Short Term Work Program

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Improve areas having poor drainage	2012, 2013, 2014	City	$500,000.00	General Fund, Community Development Block Grant
Make improvements to sewer treatment plant	2010, 2011	City	$200,000.00	General Fund, Community Development Block Grant
Extend water mains and hydrants to un-served areas.	2009, 2010, 2011, 2012, 2013	City	$200,000.00	General Fund, Community Development Block Grant
Provide 24 hour coverage for the City	2009, 2010	City		General Funds
Code Enforcement with emphasis on Downtown	2009, 2010, 2011, 2012, 2013	City		General Funds
Pave unpaved streets	2009, 2010, 2011, 2012, 2013	City	$100,000.00	DOT Funds for Paving
Improve fire station building	2009	City	$60,000.00	American Recovery Act funds through Assistance to Firefighter Grant
Purchase new fire truck pumper	2010	City	$140,000.00	Assistance to Firefighter Grant, General Fund
Update ordinances	2010			
Partial Plan Update	2009	City	$970.00	General Fund
Implement code enforcement for downtown revitalization program	2010	City		General Fund

Leary Report of Accomplishments

Activity	Status	Explanation
Improve areas having poor drainage	Underway	
Make improvements to sewer treatment plant	Postponed	Funds not available.
Extend city sewer to un-served areas	Postponed	Funds not available.
Extend water mains and hydrants to un-served areas.	Postponed	Funds not available.
Install new water tank	Underway	
Update Fire Department Equipment	Completed	
Purchase computers for city hall, Fire/Police Departments	Completed	
Develop new public safety facility	Postponed	Funds not available.
Pave unpaved streets (2)	Underway	
Renovate old depot facility	Postponed	City does not own the facility.
Make recreation and parks improvements. (old school ground)	Underway	
Ball field lighting	Postponed	Ball field not being used.
Ball park fencing	Completed	
New bleachers, resurface basketball court, walking track	Postponed	Funds not available.
Consider implementation of a downtown revitalization program.	Postponed	Funds not available.
Rehab low income substandard housing units (20) residents.	Postponed	Funds not available.
Provide information on housing rehab assistance programs.	Postponed	Funds not available.
Update zoning ordinance map.	Underway	
Consider adoption of subdivision regulations.	Completed	

Leary Report of Accomplishments Continued…

Activity	Status	Explanation
Update Comprehensive plan	Underway	
Amend Service Delivery Strategy	Completed	
Implement downtown revitalization program.	Postponed	Funds not available.
Adopt groundwater protection ordinances (required).	Completed	
Adopt wetland protection measures.	Completed	

TRANSMITTAL RESOLUTION

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN OF THE CALHOUN COUNTY AND CITIES OF ARLINGTON, EDISON AND LEARY CONSOLIDATED COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City Council of Edison found it necessary to complete their partial plan update to their comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

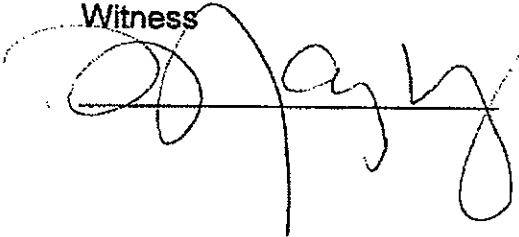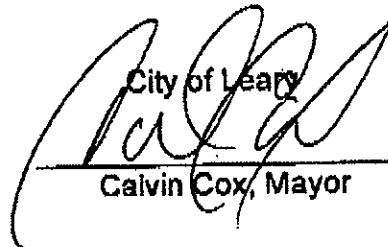**WHEREAS,** the City Council of Edison held the necessary public meetings;
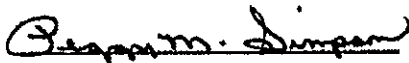
THEREFORE, BE IT RESOLVED by the City Council of Edison that the Partial Plan Update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the ___8th___ day of _June_ 2009.

City of Edison

Reeves Lane, Mayor

Witness

TRANSMITTAL RESOLUTION

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN OF THE CALHOUN COUNTY AND CITIES OF ARLINGTON, EDISON AND LEARY CONSOLIDATED COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City Council of Arlington found it necessary to complete their partial plan update to their comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council of Arlington held the necessary public meetings;

THEREFORE, BE IT RESOLVED by the City Council of Arlington that the Partial Plan Update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the _____ day of June 2009.

City of Arlington

_____
Jerome Brackins, Mayor

Witness

TRANSMITTAL RESOLUTION

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN OF THE CALHOUN COUNTY AND CITIES OF ARLINGTON, EDISON AND LEARY CONSOLIDATED COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City Council of Leary found it necessary to complete their partial plan update to their comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

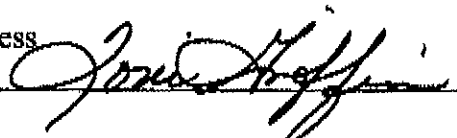**WHEREAS,** the City Council of Leary held the necessary public meetings;

THEREFORE, BE IT RESOLVED by the City Council of Leary that the Partial Plan Update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 11th day of June 2009.

City of Leary

_____
Calvin Cox, Mayor

Witness

Tomika Williams

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN OF THE CALHOUN COUNTY AND CITIES OF ARLINGTON, EDISON AND LEARY CONSOLIDATED COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the Calhoun County Commissioners found it necessary to complete their partial plan update to their comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the Calhoun County Commissioners held the necessary public meetings;

THEREFORE, BE IT RESOLVED by the Calhoun County Commissioners that the Partial Plan Update of the Comprehensive Plan shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the _____8th_____ day of June 2009.

Calhoun County

Mike Stuart, Commission Chairman

Witness_____

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE
Of CALHOUN COUNTY AND THE CITIES OF ARLINGTON, EDISON, AND LEARY
INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the Calhoun County Commission found it necessary to update their Partial Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and
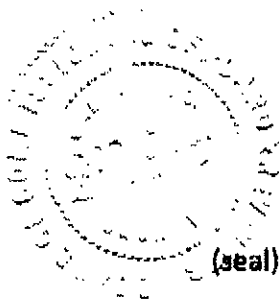
WHEREAS, the Calhoun County Commission held public hearings to allow private citizens to review the Partial Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Partial Plan and Short Term Work Program to meet the Minimum State Planning Standards; and
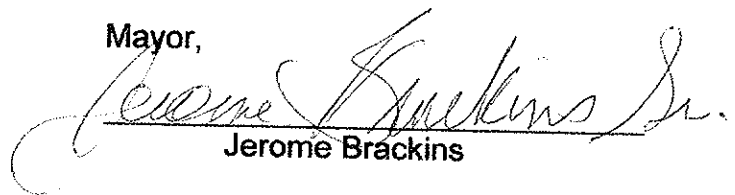
WHEREAS, the Southwest Georgia Regional Commission reviewed the Calhoun County and Cities of Arlington, Edison and Leary Partial Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the Calhoun County Commission, that the updated Partial Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12th day of August, 2009

(seal)

Commission Chair,

_____
Mike Staurt

Witness

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE
Of CALHOUN COUNTY AND THE CITIES OF ARLINGTON, EDISON, AND LEARY
INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the City of Arlington, Georgia found it necessary to update their Partial Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

WHEREAS, the City of Arlington held public hearings to allow private citizens to review the Partial Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Partial Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Commission reviewed the Calhoun County and Cities of Arlington, Edison and Leary Partial Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Arlington, Georgia that the updated Partial Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the _13th_ day of _August_ , 2009

(seal)

Mayor,

_____
Jerome Brackins

Witness
_____

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE
Of CALHOUN COUNTY AND THE CITIES OF ARLINGTON, EDISON, AND LEARY
INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the City of Edison, Georgia found it necessary to update their Partial Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

WHEREAS, the City of Edison held public hearings to allow private citizens to review the Partial Plan and Short Term Work Program Update; and
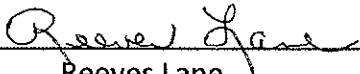
WHEREAS, the Georgia Department of Community Affairs has found the Partial Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Commission reviewed the Calhoun County and Cities of Arlington, Edison and Leary Partial Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;

THEREFORE, BE IT RESOLVED by the City of Edison, Georgia that the updated Partial Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12th day of August, 2009

Mayor,

_____
Reeves Lane

(seal)

Witness

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE
Of CALHOUN COUNTY AND THE CITIES OF ARLINGTON, EDISON, AND LEARY
INCLUDING A
NEW SHORT TERM WORK PROGRAM

WHEREAS, the City of Leary, Georgia found it necessary to update their Partial Plan and corresponding Short Term Work Program as part of the requirements to maintain its Qualified Local Government status; and

WHEREAS, the City of Leary held public hearings to allow private citizens to review the Partial Plan and Short Term Work Program Update; and

WHEREAS, the Georgia Department of Community Affairs has found the Partial Plan and Short Term Work Program to meet the Minimum State Planning Standards; and

WHEREAS, the Southwest Georgia Regional Commission reviewed the Calhoun County and Cities of Arlington, Edison and Leary Partial Plan and Short Term Work Program update based on content, internal consistency, and found no conflicts with other local comprehensive and regional plans;
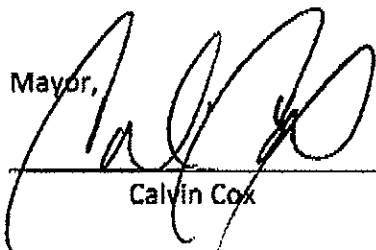
THEREFORE, BE IT RESOLVED by the City of Leary, Georgia that the updated Partial Plan and Short Term Work Program shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12th day of August, 2009

Mayor, _____
Calvin Cox

Witness